



**16 Ffordd Bayley, Sealand, Flintshire,
CH5 2GH**

£240,000

 3  3  2  B

EPC - B85 Council Tax Band - C Tenure - Freehold

Ffordd Bayley, Sealand

3 Bedrooms - House - Semi-Detached

Nestled in the charming area of Sealand, Ffordd Bailey presents an exceptional opportunity to acquire a beautifully maintained semi-detached house within a modern new build complex.

The residence comprises three generous bedrooms, including a principal suite complete with an en suite bathroom, ensuring comfort and privacy for all family members. The large family bathroom is thoughtfully designed, catering to the needs of a busy household. The heart of the home is undoubtedly the open plan kitchen and dining room, which is both contemporary and functional, perfect for family gatherings and culinary adventures.

The location is equally appealing, with proximity to Hawarden, Broughton Shopping Park, and the historic city of Chester. Local shops and schools are within easy reach, making this an ideal setting for families.

This immaculate property is a perfect blend of modern living and thoughtful design, making it an excellent choice for those seeking a comfortable and accessible home in a vibrant community.

Tenure: Freehold, EPC Rating: B85, Council Tax Band: C



Accommodation

This well presented family home is accessed via a Upvc double glazed door, leading into the entrance hallway.

Entrance Hall

Having tiled flooring, stairs up and door to W.C

W.C

Having tiled flooring, an obscure Upvc double glazed window to the front elevation, low flush W.C, radiator, pedestal hand wash basin with mixer tap over and the consumer unit.

Living Room

16'4" x 12'1" (5.00 x 3.70)

A large family living room with a double glazed Upvc window to the front elevation, radiator, power points, lighting, and television point, perfect for entertaining.

Kitchen/Dining Room

15'1" x 10'5" (4.60 x 3.20)

An immaculately presented kitchen with large dining space, having marble effect tiled flooring, wall, drawer and base units with worktops over, integrated fridge freezer, integrated "hoover" oven and grill, integrated "hoover" four ring gas burner with extractor hood over, cupboard housing a 2024 Ideal Combination boiler, void and plumbing for dishwasher and washing machine, a Upvc double glazed window to the rear elevation, space for a family sized dining room table, radiator, a double width Upvc double glazed door opening out onto the patio area of the rear garden, perfect for summer entertaining.

First Floor Landing

Having stairs leading up from the ground floor, radiator, power points, lighting, airing cupboard and a loft access hatch.



Family Bathroom

7'2" x 6'6" (2.20 x 2.00)

A generous sized family bathroom, having a tiled floor and partially tiled walls, bathtub with mixer tap and handheld shower attachment over, low flush W.C, pedestal hand wash basin with mixer tap over, shaving charger point, large chrome heated towel rail and an obscure Upvc double glazed window to the front elevation.

Bedroom One

12'11" x 8'2" (3.96 x 2.50)

A large double bedroom, with a Upvc double glazed window to the front elevation, radiator, power points, lighting, fitted wardrobe and a door leading into the en-suite.

En Suite

8'2" x 5'10" (2.50 x 1.80)

Having tiled flooring and partially tiled walls, low flush W.C, pedestal hand wash basin with mixer tap over, shower enclosure with wall mounted shower over, heated towel rail, extractor fan, and down downlighting.

Bedroom Two

10'9" x 8'2" (3.30 x 2.50)

A generous size double bedroom, having a Upvc double glazed window overlooking the rear garden, radiator, power points and lighting.

Bedroom Three/Nursery/Office

7'6" x 6'6" (2.30 x 2.00)

This Bedroom could be multi functional and could be used as a nursery, office or bedroom. Having a Upvc double glazed window to the rear elevation, radiator, power points and lighting.

Outside

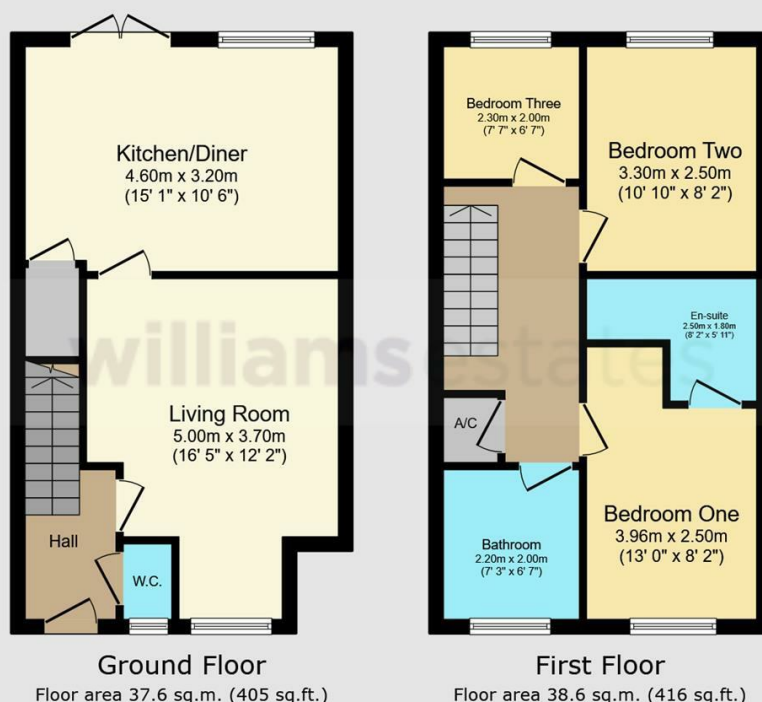
The front of the property benefits from two level access parking spaces and a path leading around to the rear garden via the side of the property.

To the rear of the property is a private and enclosed garden that has been thoughtfully designed, having a lawned area to the middle and being surrounded by patio for ease of maintenance . Flower filled planters add colour to the garden and it

Directions

From our Mold office, take A5119 to A494 in New Brighton, Continue on A494 to Welsh Rd/B5441. Take the exit towards Chester/A548 from A494, Continue on Welsh Rd/B5441. Drive to Bayley Rd





Total floor area: 76.3 sq.m. (821 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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