

**11 Cwrt Brenig, Buckley, Flintshire, CH7  
2AF**

**£210,000**

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**EPC - C69    Council Tax Band - C    Tenure - Freehold**



# Cwrt Brenig, Buckley

## 3 Bedrooms - House

Stylish 3-Bed home in the sought-after area of Cwrt Brenig, Buckley

Located in the popular area of Cwrt Brenig, this modern and spacious home is ideal for families or individuals seeking comfort and convenience. It features a bright reception room, three bedrooms, one bathroom, one en-suite and a lovely rear garden. The property offers practical living across a well-designed layout.

Set within a friendly community, the property enjoys excellent access to local amenities and transport links, making it perfect for those wanting a peaceful lifestyle without losing touch with nearby towns and cities.

A fantastic opportunity to own a well-presented home in a great location—early viewing is advised.



### Hall

The hallway is a compact yet functional area welcoming you into the home. The front door has glass panels that allow light to filter through, and there is a convenient cupboard for storage beneath the stairs.

### Lounge

17'11" x 11'5" (5.48m x 3.48m)

The lounge is a spacious, inviting room featuring a large window that fills the space with natural light. A traditional fireplace with an ornate mantelpiece serves as a focal point, adding character and warmth to the room.

### Kitchen

14'7" x 8'7" (4.46m x 2.63m)

The kitchen is a modern and practical space fitted with wall, drawer and base units wood effect worktops that offer ample preparation area. It includes an integrated oven and hob, with a large sink positioned under the window. The tiled floor extends to the breakfast area. Doors open out to the rear garden, allowing plenty of natural light.

### Bedroom One

13'10" x 8'9" (4.24m x 2.67m)

Bedroom One is a good sized room, with a window that fills the space with natural light. An en-suite shower room adds convenience with a compact shower, toilet, and sink.

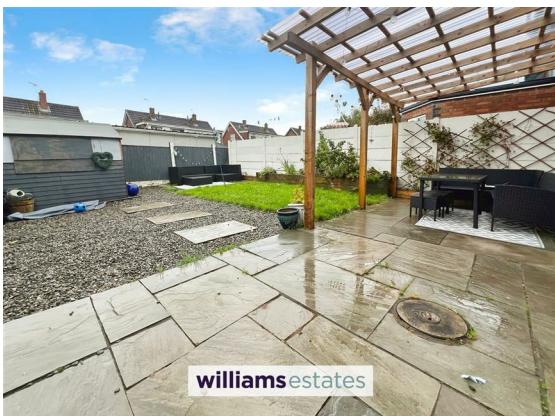
### Utility Room

The utility room provides convenient space for laundry and storage. It is fitted with a washing machine and has a window for light and ventilation. The room is finished with a practical floor covering and neutral walls.

### Bedroom Two

10'4" x 8'7" (3.15m x 2.63m)

Bedroom two is a bright and cosy room, having a generous window overlooking the front of the property. Its neutral walls create a calm environment, ideal for restful sleep or quiet study.



### Bedroom Three

8'3" x 5'9" (2.54m x 1.76m)

Bedroom three is a small but functional room, It is well suited as a nursery, child's bedroom or home office, featuring a window that lets in natural light.

### Bathroom

6'8" x 5'4" (2.05m x 1.64m)

The family bathroom is fitted with a white suite comprising a bath with shower attachment, toilet, and basin. A frosted window provides natural light and ventilation, while the walls are tiled partway for easy maintenance.

### En-suite

8'5" x 4'6" (2.57m x 1.39m)

The en-suite offers a compact but practical shower room with a corner shower cubicle, toilet, and basin. Its simple design and neutral tones make it a useful addition to the master bedroom.

### Rear Garden

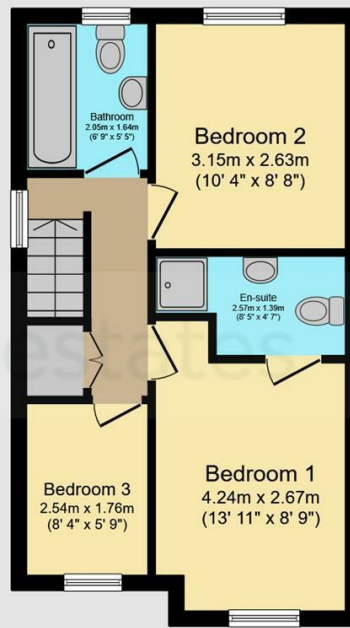
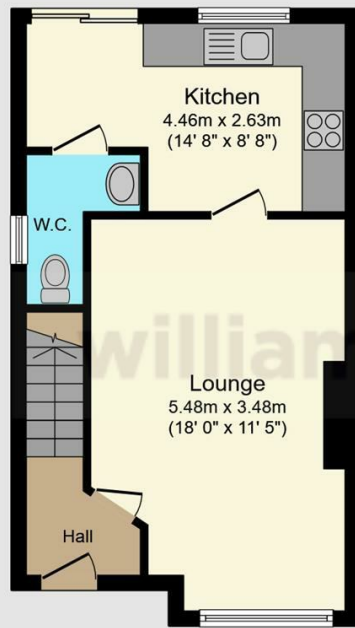
The rear garden offers a pleasant outdoor space combining a well-maintained lawn with a gravelled area, creating a low-maintenance yet attractive environment. A covered patio provides an ideal spot for al fresco dining or relaxing in the fresh air, The garden is enclosed with fencing, ensuring privacy and security, and features a shed for additional storage.

### Directions

From our Mold office - Head northwest on Chester Street toward High Street / A5119, Turn right onto A5119 / High Street, Continue along A5119 until you reach Glanrafon Road, Turn onto Glanrafon Road







Total floor area: 71.0 sq.m. (764 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            | <b>69</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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