



2 Powys Close

Buckley, CH7 3QH

£380,000



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Accommodation Comprises

The property is approached via a tarmacadam driveway providing 'Off Road' parking for a number of vehicles with a paved pathway leading to the front entrance.

Step up to a decorative composite front door opening into:

Entrance Hall

With attractive tiled flooring, Double glazed frosted UPVC window to the front elevation, double panel radiator and ceiling light point.

Lounge

15'3" x 14'8" (4.67m x 4.48m)

Double Glazed patio doors to the rear elevation allowing access to the garden, feature fire surround with living flame gas fire, wall light points, double panel radiator and T.V aerial point.

Dining Room

11'10" x 11'8" (3.62m x 3.57m)

Upvc Double glazed window to the side elevation, double panel radiator and ceiling light point.

Office/Study

9'5" x 7'10" (2.89m x 2.40m)

Upvc double glazed window to the front elevation, coved ceiling and double panel radiator.

Kitchen/Breakfast Room

15'4" x 12'2" (4.68m x 3.71m)

Housing a range of modern wall, base and drawer units with complimentary work surfaces over, one and a half stainless sink bowl unit with drainer and mixer tap over, splash back wall tiling, space for fridge freezer, built in eye level electric oven and four ring gas hob. tiled flooring and double glazed windows to the side and rear elevation.

Utility Room

6'5" x 5'1" (1.96m x 1.57m)

With a range of modern wall and base units with complimentary work surfaces over, cupboard housing 'Worcester' wall mounted boiler, splash back tiling, tiled flooring, Upvc door to the side elevation allowing access to the rear garden.

Cloakroom/W.C.

5'7" x 3'1" (1.72m x 0.96m)

Fitted with a two piece suite comprising low level flush w.c. and wash hand basin. Part wall tiling, tiled floor, heated towel rail and frosted double glazed window to the side elevation.

FIRST FLOOR ACCOMMODATION

Landing

Spacious area allowing access to all four bedrooms and family bathroom. Loft access with installation topped up.

Master Bedroom

14'0" x 12'3" (4.27m x 3.74m)

Upvc Double glazed bay window to the front elevation allowing light to pour into the room, double panel radiator and ceiling light point.

Door leading into:

En Suite

Fitted with a three piece suite comprising low level flush w.c., wash hand basin, and shower cubicle with over head shower with hand attachment. Part wall tiling, vinyl flooring, heated towel rail and frosted double glazed window to the front elevation.

Bedroom Two

9'10" x 8'6" (3.02m x 2.61m)

Upvc double glazed window to the rear elevation overlooking the gardens, single panel radiator, ceiling light point.

Bedroom Three

13'3" x 9'2" (4.06 x 2.80m)

Upvc double glazed window to the front elevation, single panel radiator and ceiling light point.

Bedroom Four

9'10" x 7'8" (3.01m x 2.34m)

Upvc double glazed window to the rear elevation overlooking the gardens, single panel radiator, ceiling light point.

Family Bathroom

7'3" x 6'2" (2.22m x 1.90)

Fitted with a three piece suite comprising low level flush w.c.

wash hand basin and panelled bath with shower and overhead hand attachment. Part wall tiling, vinyl flooring, heated towel rail and frosted double glazed window to the rear elevation.

OUTSIDE

To the rear you will find a secluded mainly laid to lawn well maintained garden with bushes, shrubs, plants and flowers to the border. You will also find a paved patio area perfect for al fresco dining, the garden is currently undergoing new fencing around for an extra scene of privacy.

EPC - Band D

Council Tax - Band F

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with

all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge with no obligation.

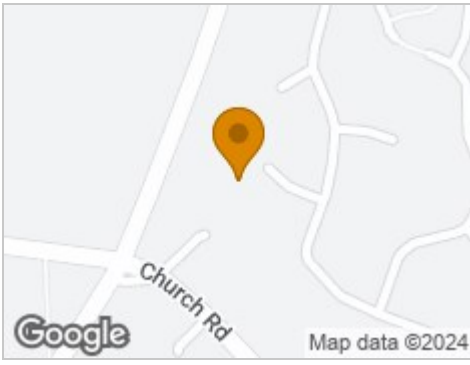
Opening Hours

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



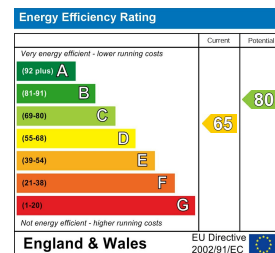
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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