



## 6 Gwel Y Mynydd

Buckley, CH7 2GY

Offers In The Region Of £200,000





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## Accommodation Comprises

The property is approached via a driveway providing 'Off Road' parking with a pathway leading to the front entrance.

A wood effect Upvc door with decorative inset panels leads into:

### Entrance Hallway

Offering a warm welcome into the property with textured ceiling, wood flooring, under stairs storage recess, double panel radiator and stairs leading to the first floor accommodation.

Door leading into Lounge and Kitchen/Diner and door leading into:

### Cloakroom

Fitted with a two piece suite comprising wash hand basin and low level flush w.c. Vinyl flooring and frosted double glazed window to the front elevation.

### Lounge

17'8 x 10'2 (5.38m x 3.10m)

With textured ceiling, wood flooring, t.v.aerial point, double panel radiator, double glazed window to the rear and double glazed 'French Doors leading to the rear garden.

### Kitchen/Diner

14'11 x 11'1 (4.55m x 3.38m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back wall tiling, void and plumbing for washing machine, space for freestanding fridge freezer and space for gas cooker. Textured ceiling, tiled flooring, double panel radiator, double glazed window to the front elevation and Upvc door leading to the side of the property.

## First Floor Accommodation

### Landing

With loft access point and giving access to all bedrooms and bathroom.

### Bedroom One

13'4 x 8'1 (4.06m x 2.46m)

Fitted with a range of wardrobes, textured ceiling, single panel radiator and double glazed window to the front elevation.

### Bedroom Two

10'2 x 10'1 (3.10m x 3.07m)

Fitted with a range of wardrobes, textured ceiling, double panel radiator and double glazed window to the rear elevation.

### Bedroom Three

10'8 x 8'2 (3.25m x 2.49m)

Fitted with a range of wardrobes, textured ceiling, single panel radiator and double glazed window to the front elevation.

### Family Bathroom

6'9 x 5'11 (2.06m x 1.80m)

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level flush w.c. Textured ceiling, vinyl flooring, radiator and frosted double glazed window to the rear elevation.

### Outside

The front of the property is approached via a driveway providing ample 'Off Road' parking for a number of vehicles. There is also a graveled garden area to the side of the drive that can be used as additional parking. A pathway leads to the front entrance. The driveway extends to the side of the property and wooden gates give access to the rear garden. The rear garden is mainly laid to lawn having borders well stocked with a variety of shrubs and plants. there is also a golden gravel patio area.

Tel: 01352 700070

EPC Rating - TBC

Council Tax - Band C

### 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 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.

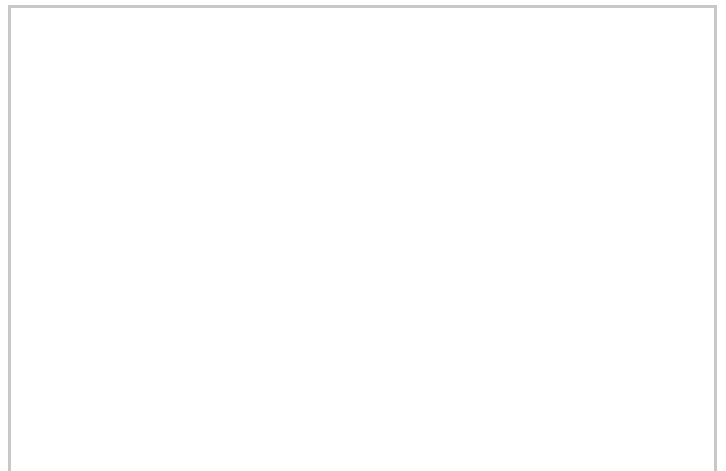
### Do You Have A Property To Sell

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

### Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm



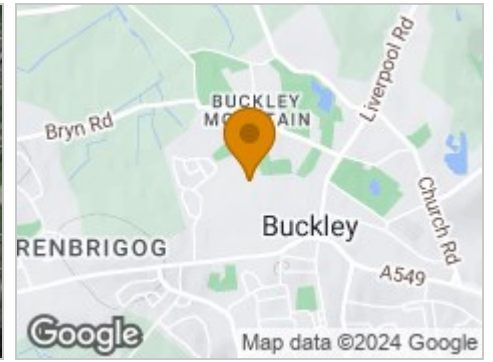
## Road Map



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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