



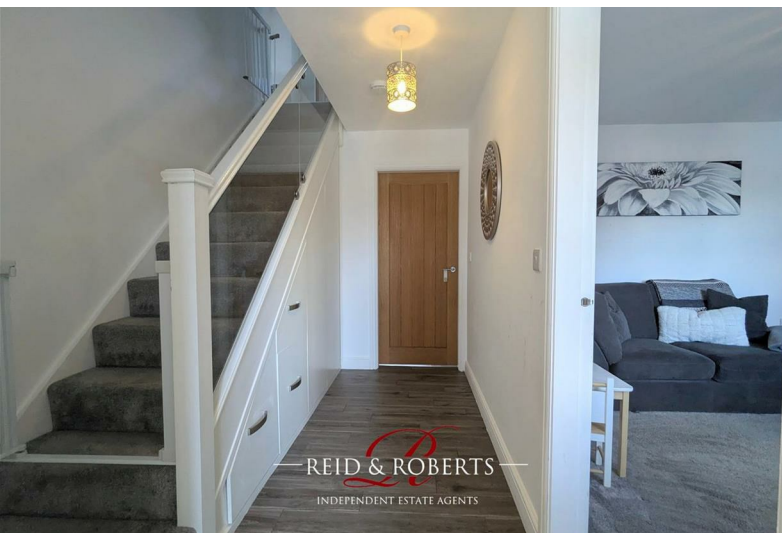
— REID & ROBERTS —
INDEPENDENT ESTATE AGENTS

12 Mountain Close

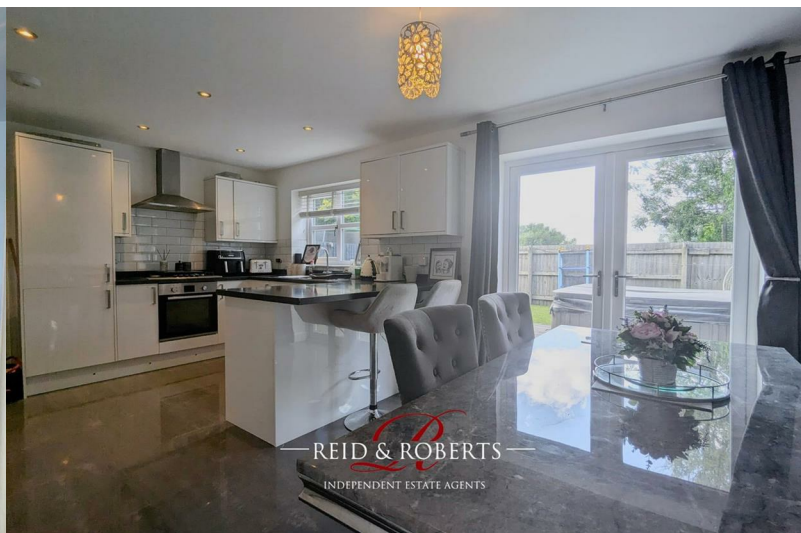
Buckley, CH7 3JR

£350,000

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Property Description

Reid and Roberts are delighted to offer to the market this exceptional Four-Bedroom Family Home, which boasts spacious and beautifully presented accommodation throughout. This Stunning property offers light filled spaces and modern open-plan design that effortlessly blends style with practicality. Ideal for families looking for their forever home, it features versatile living areas that provide both comfort and elegance, making it perfect for both everyday living and entertaining.

Perfectly designed for modern family living, this stunning property offers an inviting reception hallway, a stylish open-plan kitchen and dining room, a comfortable dual-aspect lounge, and a convenient downstairs WC. Upstairs, you will find four well-proportioned bedrooms, including a luxurious master suite with an en-suite bathroom, as well as a contemporary family bathroom.

This home's exterior is just as impressive, with a beautifully maintained and thoughtfully designed rear garden. Ideal for entertaining and outdoor family activities, the garden features a sleek PVC decking area, perfect for al fresco dining or enjoying summer barbecues. The artificial grass area offers a versatile space that is currently used for a hot tub and is ideal as a safe, low-maintenance play area for children. The garden's stylish design is complemented by quality wood-paneled fencing, providing privacy and a sense of seclusion, while a block-paved pathway conveniently leads to the side entrance.

With its blend of modern elegance and practical family living, this property is a must-see for those seeking their forever home.

Centrally situated, Buckley town centre boasts a diverse array of amenities, including shops, schools, pubs, and transport links, as well as recreational and sporting facilities. Residents enjoy the convenience of a local train station providing connections to the North and North West regions. Nestled within Flintshire, Buckley spans approximately 2 miles from Mold and seamlessly connects with the charming villages of Ewloe, Mynydd Isa, and Alltarn.

Accommodation Comprises:

A paved pathway leads up to the composite front door, which features double-glazed decorative panels and opens into the welcoming reception hallway.

Reception Hallway

The hallway boasts wood-effect tiled flooring and provides access to the first-floor accommodation via a staircase. There's convenient under-stairs storage, including pull-out drawers, double-paneled radiator and a smoke alarm. Doors from the hallway lead to:

Lounge

10'7" x 10'7" (3.23 x 3.23)

This spacious lounge enjoys dual aspects with double-glazed UPVC windows to the front and side elevations. The room is carpeted for comfort and features a single-paneled radiator and a TV point.

Open Plan Kitchen/Dining Room

17'7" x 11'7" (5.38 x 3.54)

This open-plan kitchen and dining area is designed for both functionality and

style. It features a range of white high-gloss wall and base units, complemented by sleek worktops and upstands, with stylish splashback tiles. The stainless-steel sink unit includes a drainer and mixer tap, and the kitchen is equipped with a built-in electric oven, a five-ring gas hob, and a stainless-steel extractor hood. An integrated fridge-freezer completes the modern kitchen with a double-glazed UPVC window to the rear elevation. The dining area is bright and airy, with double-glazed UPVC French doors leading out to the garden. High-gloss tiled flooring, inset spotlights, and additional lighting to the kickboards add a touch of luxury. The room also includes a TV point, a single-paneled radiator, and door to the garage.

Downstairs W.C

6'5" x 2'7" (1.96 x 0.81)

The downstairs W.C is fitted with a modern two-piece suite, comprising a low-flush W.C and a vanity unit with an inset sink and mixer tap. The walls feature splash back tiles, and there is a double-glazed frosted UPVC window to the front elevation. The room also includes an extractor fan, a single-paneled radiator, and wood-effect tiled flooring.

First Floor Accommodation

Landing

The first-floor landing provides loft hatch access and houses the wall-mounted thermostat controls. Doors from the landing lead to:

Bedroom One

14'4" x 9'8" (4.39 x 2.97)

This spacious bedroom features a double-glazed UPVC window to the front elevation, a single-paneled radiator, carpeted flooring, and a TV point. Door leading to:

En-Suite

5'8" x 4'7" (1.75 x 1.40)

Three-piece suite comprises: a low-flush W.C, a pedestal sink unit with a mixer tap and splash back tiles, and a fully tiled shower cubicle with a wall-mounted, mains-powered shower. The en-suite also includes a double-glazed frosted UPVC window to the front elevation, tiled flooring, and an extractor fan.

Bedroom Two

17'7" x 8'2" (5.36 x 2.49)

Bedroom two enjoys dual aspects with double-glazed UPVC windows to the front and rear elevations. The room is equipped with a double-panel radiator, loft hatch access, a TV point, and carpeted flooring.

Bedroom Three

10'5" x 8'3" (3.18 x 2.54)

This bedroom is fitted with a range of wardrobes with mirrored sliding doors, a double-glazed UPVC window to the rear elevation, a single-paneled radiator, and carpeted flooring.

Bedroom Four

7'3" x 7'3" (2.21 x 2.21)

Double glazed UPVC window to the rear elevation, single paneled radiator, paneled walls and carpeted flooring.

Tel: 01352 700070

Main Bathroom

10'11" x 5'1" (3.35 x 1.55)

The main bathroom is a well-appointed space featuring a three-piece suite: a low-flush W.C, a bath with mixer tap over, and a pedestal sink unit with mixer tap. The walls are partially tiled, and the room includes tiled flooring, a wall-mounted lighted mirror, a vertical tall chrome ladder-style heated towel rail, inset spotlights, and an extractor fan. A double-glazed frosted UPVC window to the side elevation provides natural light, and there is a built-in storage cupboard with shelving.

Outside

Garage

18'0" x 8'3" (5.49 x 2.54)

Up & Over door, light and power. Wall mounted gas boiler.

To The Front

The front of the property features a block-paved driveway, providing off-road parking for multiple vehicles, and gives access to both the garage and the front entrance.

To The Rear

Beautifully maintained and thoughtfully designed rear garden. Ideal for entertaining and outdoor family activities, the garden features a sleek PVC decking area, perfect for al fresco dining or enjoying summer barbecues. The artificial grass area offers a versatile space that is currently used for a hot tub and is ideal as a safe, low-maintenance play area for children. The garden's stylish design is complemented by quality wood-paneled fencing, providing privacy and a sense of seclusion, while a block-paved pathway conveniently leads to the side entrance.

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 Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For 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

Misrepresentation Act

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.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

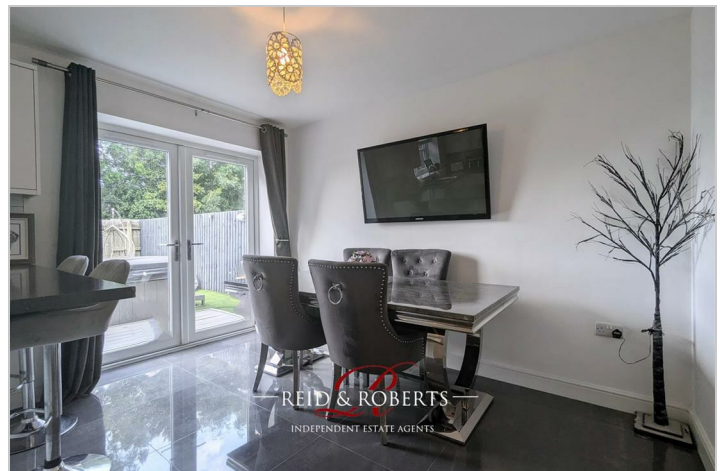
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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.

Viewings

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.



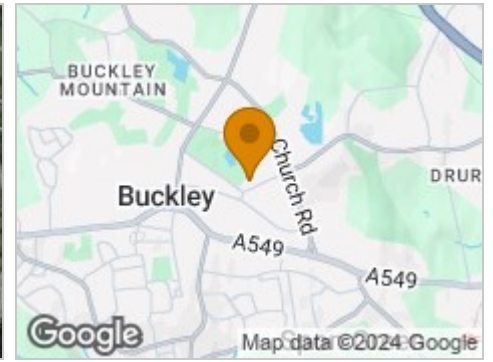
Road Map



Hybrid Map



Terrain Map



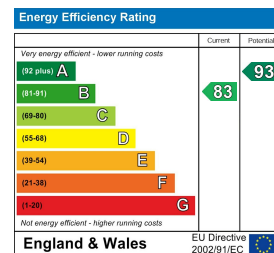
Floor Plan



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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