



49 Bryn Mawr

Buckley, CH7 2DY

Offers Over £165,000



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Property Description

Reid & Roberts Estate Agents are delighted to present this well-maintained two-bedroom semi-detached property, located in the popular town of Buckley. Built in 2004, this property offers a perfect blend of modern living and charming character, making it an ideal choice for first-time buyers or investors looking for a low-maintenance property in a sought-after location.

The property is presented to a high standard throughout and boasts a thoughtfully designed layout. On the ground floor, the spacious Lounge provides an excellent space for relaxation and could comfortably accommodate a small dining table, making it a perfect area for both family living and entertaining guests. The Kitchen, located adjacent to the Lounge, is functional and well-equipped, offering ample storage and preparation space for everyday living.

Upstairs, you'll find two generously sized Bedrooms, both filled with natural light and offering plenty of space for furniture and personal touches. The Family Bathroom is well-appointed, featuring modern fixtures and fittings, offering a relaxing space to unwind after a busy day.

Externally, the property benefits from easy-to-maintain gardens to both the front and rear, ideal for those with a busy lifestyle. The rear garden offers a private retreat, while the front garden adds to the property's curb appeal. The driveway also provides off-road parking. The property benefits from a newly installed (2023) ideal boiler which still holds its warranty along with new radiators throughout the property.

Buckley itself is a thriving town that offers a range of local amenities, including shops, schools, and recreational facilities, all within easy reach. The town is well-connected with excellent bus and transport links, making it easy to access nearby towns such as Mold, Chester, and Wrexham. The A55 is also easily accessible, providing direct routes to major motorways across the North West region, making this an ideal location for commuters.

Accommodation Comprises

The property is approached via a paved driveway offering off road parking for two vehicles extending to the front entrance.

Woodgrain Upvc door leads into:

Porch

3'9" x 4'2" (1.145 x 1.280)

Step into the welcoming porch, featuring a modern Upvc front door and elegant recessed lighting. The durable and stylish Karndean flooring enhances its practicality, while built-in shelves provide convenient storage and display options, making this a functional and attractive entrance to your home.

Lounge

11'3" x 17'9" (3.448 x 5.427)

The lounge is a bright and inviting space, featuring double-glazed windows on the front elevation that fill the room with natural light. A double-panelled radiator ensures year-round comfort, while the elegant mantelpiece offers potential for an electric fire, adding a cosy focal point. The Karndean flooring completes the room with its durable and stylish finish, making it a perfect space for relaxation or entertaining.

Kitchen

7'10" x 11'3" (2.407 x 3.448)

The kitchen is a stylish and newly fitted Howdens design, still under warranty, offering modern functionality and quality. It features double-glazed windows to the rear elevation, allowing for plenty of natural light, and sleek recessed lighting that enhances the room's modern aesthetic. Housing a range of sleek wall and base units is complemented by wood-effect worktops and a stainless steel mixer tap. The space accommodates a fridge freezer, includes a built-in oven, and provides voids with plumbing for both a washing machine and tumble dryer. A wall-mounted boiler is discreetly positioned, with a double-panelled radiator and the Karndean flooring completes this sophisticated space with a durable and polished finish.

First Floor Accommodation

Bedroom One

9'3" x 11'3" (2.831 x 3.441)

The bedroom is a comfortable and well-appointed space, featuring a double-glazed window to the front elevation that allows plenty of natural light. A double-panelled radiator and coved ceiling completes the room.

Bedroom Two

The bedroom is a spacious and thoughtfully designed retreat, featuring double-glazed windows to the rear elevation that bring in ample natural light. A double-panelled radiator with textured and coved ceiling. The space is fitted with a range of open wardrobes, providing

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convenient storage, along with a hidden alcove for additional storage options, making it both stylish and practical.

Bathroom

4'6" x 7'8" (1.378 x 2.357)

The bathroom comprises of a low flush w.c, panelled bath with shower head attachment over and wash hand basin. With a double-glazed frosted window to the side elevation. The textured ceiling and fully tiled walls create a clean and stylish look, complemented by vinyl flooring.

Outside

The rear garden has been thoughtfully designed for low-maintenance living, featuring a paved patio area with footing for a shed enclosed by wooden fencing.

EPC Rating TBC

Council Tax Band

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

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.



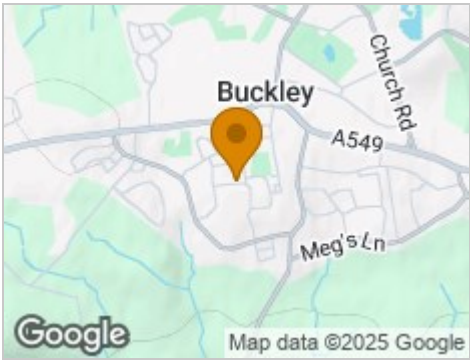
Road Map



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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