

Town&Country

Estate & Letting Agents

Glynne Arms Close, Buckley

£430,000



This beautifully presented, spacious detached home sits in a small gated cul-de-sac and was once the Glynne Arms pub, converted in 2021. The property features an inviting reception hall with a cloakroom WC, a generous living room with an adjoining office, and a stunning open-plan kitchen/dining/sitting area with folding doors to the garden. The kitchen boasts stylish units, a central island with Corian worktops, and an integrated breakfast bar. Upstairs, oak-accented details lead to three bedrooms, including a principal suite with an en-suite, plus a family bathroom. Outside, there are two off-road parking spaces, a front shrub garden, and gated access to a spacious, sunny rear garden with a lawn, patio, and well-stocked borders.

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DESCRIPTION

This beautifully presented, light, and spacious detached property forms part of a small gated cul-de-sac and was formerly the Glynne Arms public house, which was converted in 2021. It now presents as a stunning, beautifully appointed detached family home comprising an inviting reception hall with cloakroom WC off, a generously proportioned living room with an office off, and a fantastic open-plan kitchen/dining/sitting room with folding doors opening to the garden. The kitchen is fitted with a range of attractive units, complemented by a central island with Corian work surfaces and an integrated breakfast bar. The first-floor landing, with its oak newel posts, banister, and glass balustrades, rises from the reception hall to a landing with light oak veneer doors leading to the family bathroom and all three bedrooms, the principal of which enjoys en-suite facilities. Externally, to the front of the property, there are two off-road parking spaces along with a shrub garden and gated access to a substantial enclosed rear garden, which enjoys a sunny southerly aspect. The garden features a large paved patio area, a lawned garden, and well-stocked beds and borders.



LOCATION

This stunning three bedroom home CH7 3FJ is located in Buckley, a well-connected and desirable residential area offering a mix of modern amenities. Buckley benefits from excellent transport links, with Buckley railway station just 1 km away and several nearby bus stops. Families will appreciate the proximity to quality educational institutions, such as Mountain Lane Primary School and Elfed High School. Healthcare services are easily accessible, with Bradley's Practice, Johnson & Whitehouse Dental Practice, and Deeside Community Hospital serving residents' medical needs. Buckley itself offers a range of shopping, dining, and recreational options, ensuring convenience for daily life. Glynne Arms Close comprises a small collection of homes. Overall, Buckley provides a blend of suburban comfort, accessibility, and essential services, making it an attractive place to live.

DIRECTIONS

From our Chester branch: head south on Lower Bridge Street towards St Olave Street. After 0.1 miles, turn right onto Castle Street. At the roundabout, take the first exit onto Grosvenor Road/A483 and continue for 0.7 miles. At the next roundabout, take the first exit onto Wrexham Road/A483. Continue on Wrexham Road/A483 for 1.8 miles, then at the roundabout, take the second exit to stay on Wrexham Road/A483. After 2.1 miles, reach another roundabout and again take the second exit to stay on Wrexham Road/A483. At the Post House Roundabout/Wrexham Road Interchange, take the third exit onto the A55 slip road towards A494/Conwy/Mold. Merge onto North Wales Expressway/A55 and continue for 7.7 miles. Take the A550/A5104 exit towards Buckley/Bwcle/Corwen/A549. At the roundabout, take the second exit onto Drury Lane. After 9.2 miles, you will arrive at Buckley, CH7 3FJ, UK.



ENTRANCE HALL

13'10" x 6'

An opaque composite entrance door opens to wood-grain effect ceramic tile flooring and an inviting entrance hall with a radiator, recessed downlights, and light oak veneer doors leading to the cloakroom WC, living room, and open-plan kitchen/dining/sitting room. A staircase with an oak banister and glass balustrades rises to the first-floor accommodation, with a door opening to a storage cupboard below. A video intercom is mounted on the wall.



CLOAKROOM W.C

6'7" x 3'5"

With a continuation of the wood-grain effect ceramic tile flooring, the cloakroom WC features a vanity unit with an integrated wash hand basin, mixer tap, dual flush low-level WC, and tiled splashback. Additional features include a chrome heated towel rail, an extractor fan, and recessed downlights within the ceiling.



LIVING ROOM

22'3 x 11'

With two sash windows facing the front elevation, two radiators, and a full-length window looking out to the rear garden. A light oak veneer door opens to the office.



OFFICE

7'1 x 6'7

Having a radiator, a sash window facing the front elevation, and a second window to the side elevation.



OPEN-PLAN KITCHEN/DINING/SITTING ROOM

22'6 x 16'

A beautiful, light-filled, triple-aspect room with a continuation of the wood-grain ceramic tile flooring from the entrance hall. It features one window facing one side elevation, another facing the opposite side elevation, UPVC double-glazed French doors opening to the side garden, and folding doors that open up the entire room to the rear garden. The ceiling includes recessed downlights, and there are two anthracite column-style radiators.



KITCHEN

The kitchen is fitted with a range of light wood-grain effect wall, base, and drawer units with copper-coloured handles and Corian work surfaces on both the units and the central island, which features an integrated breakfast bar. Set within the work surface is a Belfast sink with a copper mixer tap. Integrated appliances include an induction hob with an extractor hood above, a stainless steel single oven with a second oven above (which also has grill and microwave functions), a fridge/freezer, and a wine cooler.



FIRST-FLOOR LANDING

With a continuation of the light oak banister from the entrance hall, featuring glass balustrades. A window faces the rear elevation, and light oak veneer double doors open to a storage cupboard. Further light oak veneer doors open to all three bedrooms and the family bathroom.



BEDROOM ONE

16'3 x 9'

A double-aspect room with windows facing either side elevation, radiators below, and a light oak veneer internal door leading to the en-suite shower room.





EN-SUITE SHOWER ROOM

5'8 x 4'6

Installed with an oversized walk-in shower area with a protective screen and black dual-head thermostatic shower, a vanity unit housing a wash hand basin with a black mixer tap, and a dual flush low-level WC. The floor is finished with ceramic tiling, and the walls are fully tiled. Additional features include a chrome heated towel rail, a ceiling skylight, recessed downlights, and an extractor fan.



BEDROOM THREE

11'6 x 10'8

Also with a sash window facing the front elevation and a radiator below.



BEDROOM TWO

9'10 x 11'2

Having a sash window facing the front elevation and a radiator.



FAMILY BATHROOM

7'2 x 7'3

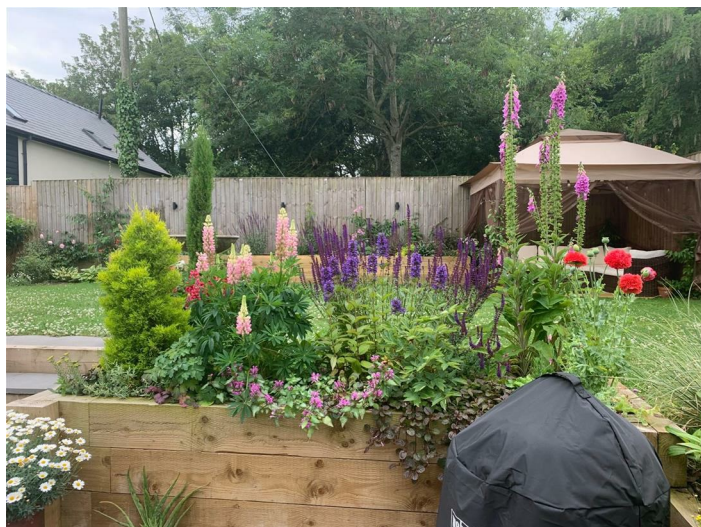
Installed with a beautiful contemporary white suite comprising an L-shaped panel bath with dual-head thermostatic shower and protective screen above, a dual flush low-level WC, and a vanity unit housing a wash hand basin with a mixer tap. The flooring is wood-grain effect ceramic tiling, and the walls are finished with marble tiling. There is an opaque sash window to the front elevation, a chrome heated towel rail, and recessed downlights with an extractor fan set within the ceiling.



EXTERNALLY

The property is situated within a gated cul-de-sac occupied by three other properties. Electric gates open to a brick-block courtyard with two off-road parking spaces, a front garden with paved pathways, and an intimate side access to the garden. With gated side access opening to a lovely south-facing garden featuring paved patio areas and steps rising to a timber sleeper-raised garden, predominantly laid to lawn, with well-stocked beds and borders. The garden is further enhanced with external lighting, a water supply, and timber fencing for privacy.





SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: TBC by Vendor

Council Tax: Band & Amount TBC by Vendor

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

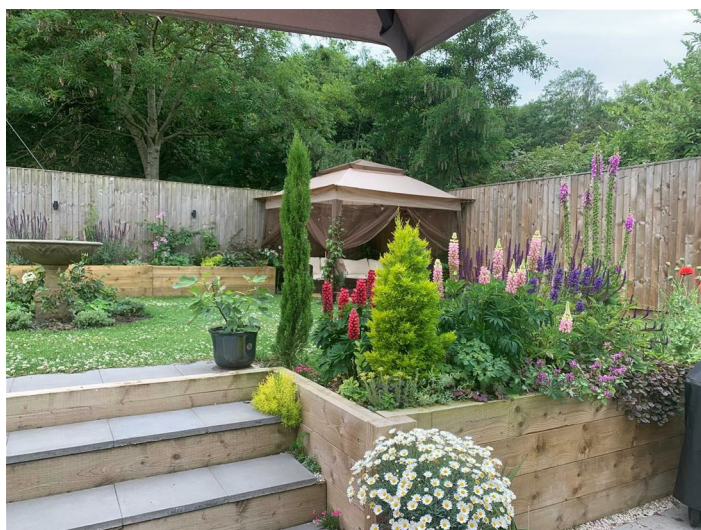
SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give any representation or warranty in respect of the property.

