

8 Ewloe Heath, Buckley

Offers over £305,000



- THREE/FOUR BEDROOM DETACHED HOUSE
- MASTER BED WITH ENSUITE
- THREE RECEPTION ROOMS
- MODERN KITCHEN/ BREAKFAST ROOM
- DOWNSTAIRS WC & UTILITY
- OFF ROAD PARKING & GARAGE
- SOUGHT AFTER ESTATE



8 Ewloe Heath, Buckley

* IMMACULATE PROPERTY* *MASTER BEDROOM WITH ENSUITE* *NOT OVERLOOKED TO THE REAR*
SOUGHT AFTER ESTATE LOCATION *VIEWINGS HIGHLY RECOMMENDED* *VIRTUAL TOUR*

Reid & Roberts Estate Agents are delighted to offer For Sale this Completely Modernised Three Bedroom Detached House offered to the market with a potential to be a four bedroom property with a private aspect of not being overlooked to the rear as well as being location within a Sought After Estate in the Town of Buckley.

The property to the ground floor is accessed via a composite door with frosted panels opening up into the Entrance Hallway with a staircase rising to the first floor accommodation and door leads into the Lounge which has a double glazed bay window to the front and double doors leading into the Stunning Kitchen/ Breakfast Room with an extensive range of modern units, views into the rear garden and double glazed patio doors leading into the Large Conservatory providing access into the Rear Garden. Off the Kitchen you will also find a Utility Room with access to the side of the property and door into the Two Piece Downstairs WC. Off the hallway you will also find a door to the the Study/ Fourth Bedroom.

To the first floor you will find a Good Sized Landing with door off to Master Bedroom with Ensuite, doors off to Two Further Double Bedrooms and a Family Bathroom. The property has the added benefit of Double Glazing, Gas Central Heating and is Fully Alarmed.

The property is approached via a paved central pathway leading the open plan mainly laid to lawn gardens with a variety of mature bushes along side, the path extends to the side of the property providing access to a wooden panelled gate leading into the rear garden. To the side of the property you will find a tarmac driveway providing 'Off Road' parking for 2 vehicles and provides access into the single detached garage. To the rear you will find an enclosed and private landscaped garden with central water feature, paved pathway leads around the side of the conservatory and extends around the side of the property providing ideal storage

Location

Buckley town centre offers a wide range of amenities of which include, shops, schools, public houses and transport along with recreational and sporting facilities. Buckley also offers a Local train station offering links to the North and North West regions. Buckley is a town and community of Flintshire and is approximately 2 miles from the town of Mold and is contiguous with the villages of Ewloe, Mynydd Isa and Alltami as well as being the second largest town in Flintshire in terms of population.

Accommodation Comprises:

Upvc double glazed door with frosted panels opens into:

Reception Hallway

1.45m X 1.52m (4'9" X 5'0")

Stair case rising to the first floor accommodation, double panelled radiator, smoke alarm, wall mounted

heating controls and alarm panel.

Doors lead into:

Study/ Bedroom Four

2.49m X 2.59m (8'2" X 8'6")

Double glazed window to the front elevation, double panelled radiator, aerial socket and telephone point.

Lounge

4.98m X 3.45m (16'4" X 11'4")

Double glazed bay window to the front elevation, wooden fire surround with inset, raised upon marble heath housing a log effect electric fire, aerial socket, telephone point, central ceiling light and door into the under stairs storage cupboard.

Double wooden doors open into:

Kitchen/ Breakfast Room

7.42m X 2.97m (24'4" X 9'9")



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Housing an extensive range of modern white wall and base units with complimentary white work surfaces over, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, built in eye level electric oven and grill, four ring gas hob with stainless steel splash back and extractor fan over, space for fridge freezer, integrated dishwasher, built in breakfast bar, under cupboard lighting, splash back tiling, tiled flooring, low hanging ceiling lights, smoke alarm, double panelled radiator, double glazed window to the rear elevation and double glazed French style patio doors lead out into the rear garden. Door leads into:

Utility Room

2.3m x 2m (7'7" x 6'7")

Housing a base unit with work surface over, inset stainless steel sink unit with mixer tap over, void and plumbing for washing machine, wall mounted Worcester boiler, wall mounted electric fuse box, tiled flooring and double panelled radiator. Composite door leads out to the side of the property.

Downstairs WC

2.3m x 0.8m (7'7" x 2'7")

Two piece suite comprises: Low flush WC, pedestal sink unit, single panelled radiator and an extractor fan.

Doors Off The Kitchen Lead into:

Conservatory

4.27m X 2.74m (14'0" X 9'0")

Dwarf brick wall with double glazed units over with top openers, double glazed roof, exposed brick work and aerial socket.

Double glazed patio doors open into the rear garden.

First Floor Accommodation

Landing

1.83m X 1.83m (6'0" X 6'0")

Single panelled radiator, fitted smoke alarm and loft access point.

Doors lead off to:

Master Bedroom

4.8m x 2.8m (15'9" x 9'2")

Double glazed Georgian style window to the front elevation, double panelled radiator, aerial socket,

door leads into the closet providing hanging rail and fitted shelving.

Door leads into:

Ensuite

2.7m x 1.2m (8'10" x 3'11")

Three piece suite comprising: double shower with sliding glass door and electric shower over, low flush WC, pedestal sink unit, tiled walls to dado height, wall mounted towel rail, shaver socket, tiled flooring and a double glazed frosted window to the rear elevation.

Bedroom Two

4.5m x 3m (14'9" x 9'10")

Large double glazed window to the front elevation, double panelled radiator, aerial socket, fitted with a range of wardrobes over the stairwell providing hanging rail and storage space.

Bedroom Three

4.5m x 2.6m (14'9" x 8'6")

Double glazed window to the rear elevation, double panelled radiator and aerial socket.

Family Bathroom

2.4m x 1.8m (7'10" x 5'11")

White three piece suite comprising: panelled bath with mixer tap over, low flush WC, pedestal sink unit, fully tiled walls, tiled flooring, shaver socket and a double glazed frosted window to the side elevation.

Outside

To The Front

The property is approached via a paved central pathway leading to the front of the property along with landscaped open plan mainly laid to lawn gardens with a variety of mature bushes along side, the path extends to the side of the property providing access to a wooden panelled gate leading into the rear garden. To the side of the property you will find a tarmac driveway providing 'Off Road' parking for 2 vehicles and provides access into the single detached garage.

To The Rear

To the rear you will find an enclosed and private landscaped garden with central water feature, paved pathway leads around the side of the conservatory and extends around the side of the property providing









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ideal storage space for bins or a garden shed with a wooden panelled gate leading to the front, modern Grey decking area to one side being ideal for outdoor dining or furniture with access to the wooden built garden shed, pebble borders, fence panelling to all boundaries with a vast variety of hedging, shrubs and bushes surrounding.

Detached Garage

5.44m X 2.95m (17'10" X 9'8")

Up and over door with light and power.

Council Tax Band E

Directions

From the Agents Office in Mold continue down towards the roundabout to which Tesco is situated upon and take the third exit onto Chester Road until reaching the next roundabout where you will take the first exit onto the Mold Bypass. Continue straight along this road until reaching the next mini roundabout and you will take the third exit onto the A494. When you reach the first set of traffic lights turn right onto Alltami Road, in 0.3 miles turn left onto White Farm Road, continue for another 0.3 miles then turn right onto The Willow and immediately left in 300 yards onto Ewloe Heath where the property can be found to the left hand side in 130 yards and can be made by way of our For Sale Board.

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.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

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.

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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

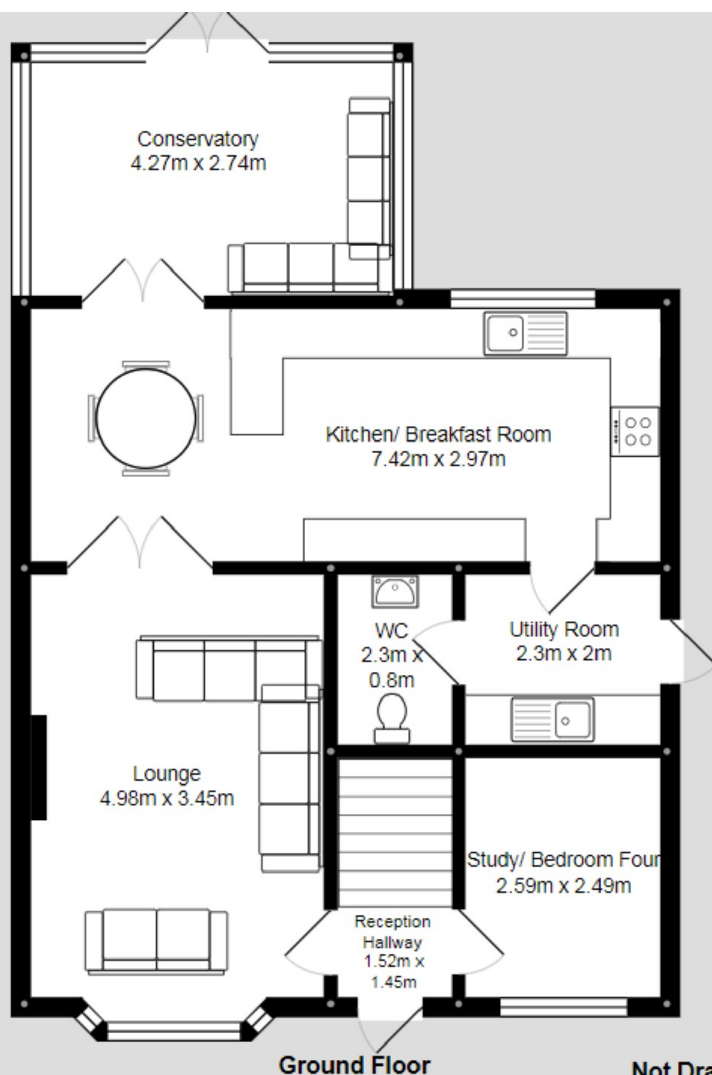
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

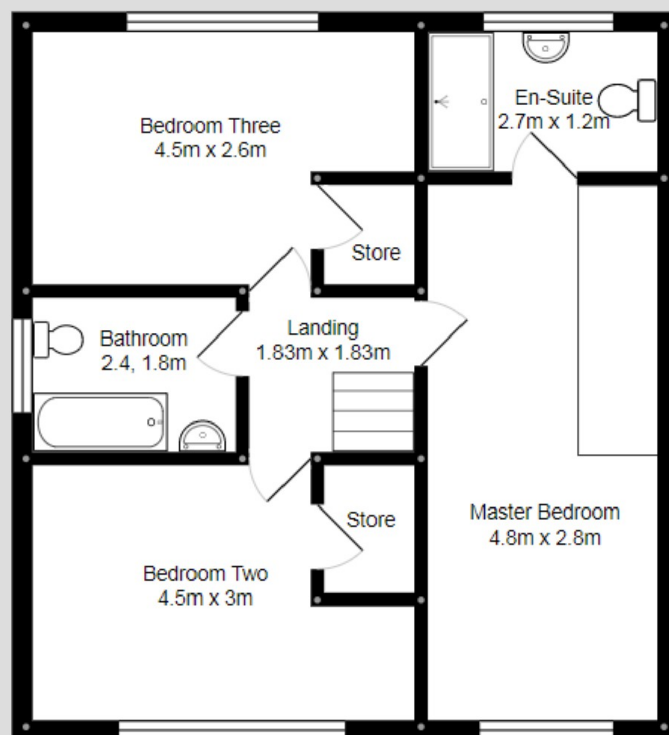
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

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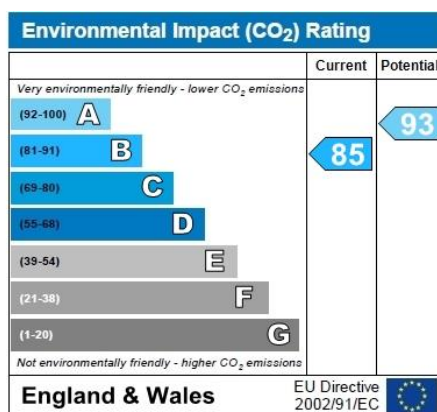
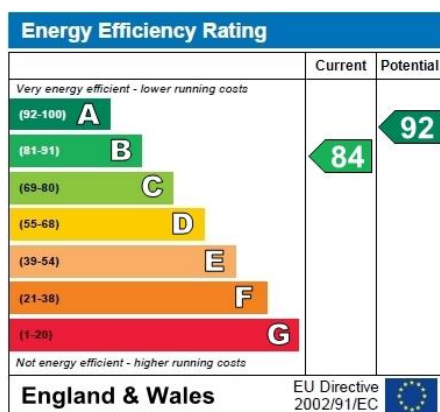




Not Drawn to Scale
For Illustrative Purposes Only



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