

**34 Muirfield Road**

**MS10970**



**BUCKLEY**

**£335,000**

34 Muirfield Road, Buckley, CH7 2NW  
£335,000 MS10970



**DESCRIPTION:** If you are looking for a beautifully presented and attractive family bungalow this could be the one for you. This property stands on a corner plot with two driveways and a double garage. The accommodation briefly comprises: - welcoming entrance hall, lounge, stunning kitchen/diner with appliances for those who like to cook and entertain and conservatory. Three bedrooms, bathroom with slipper bath and separate shower cubicle. Additional W.C. Of particular note is there is lots of storage in this property which is not often found in bungalows. Facia, soffits, and gutters replaced. Boiler installed 2016. Gas heating and double glazing. Landscaped gardens to the front and rear. Viewing recommended. NB there is planning for 8 bungalows to be built behind this property. Flintshire County Council Application number 040456 COUNCIL TAX BAND E FREEHOLD

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**GEORGE A MURRAY – RESIDENT PARTNER**

**Viewing by arrangement through Mold Office**

**Tudor House, 13/15 Chester Street, Mold, Flintshire, CH7 1EG Tel: 01352 758088**

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 4.00pm Saturday

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**DIRECTIONS:** From the Mold Office turn right along Chester Street and continue to the Roundabout turning Right onto Chester Road proceed to the next roundabout. Take the second exit for Buckley and continue through Mynydd Isa to Buckley. Just after passing the Blue Anchor on the right turn left into Muirfield Road and continue until turning right which is a continuation of Muirfield Road and the property will be seen on the right-hand side.

**LOCATION:** Local shopping and services available in Buckley town centre with primary and secondary schools nearby. A cul de sac location in a popular residential area.

**HEATING:** Gas heating with radiators and underfloor heating in the bathroom.

**ENTRANCE HALL:** Double glazed front door and radiator. useful built in storage space. A generous welcoming entrance.

**LOUNGE:** 18' 1" x 13' 4" (5.51 m x 4.06m) Radiator and double-glazed window. Living flame gas fire with modern surround.



**KITCHEN/DINING ROOM:** 25' 9" x 10' 2" (7.85m x 3.1 m) Vertical radiator and double-glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Display cabinets with glass doors and wine racks. Complementary tiling to the splash back areas. Appliances built in include: - double electric oven, gas hob with extractor over, fridge, freezer, washing machine and dishwasher. Door to the garden. Kick board heater. Patio doors to: -



**CONSERVATORY:** 12' 8" x 10' 9" (3.86m x 3.28m) Radiator, double glazed windows and French doors to the rear gardens. Glass roof with ceiling fan and laminate floor.



**INNER HALL** Radiator, loft access, Linen storage cupboard with under floor heating controls and cupboard housing the Worcester boiler.

**W.C** Heated towel rail, w.c., wash hand basin, Marbrex style panelling and extractor fan.

**BEDROOM 1:** 10' 3" x 10' 3" (3.12m x 3.12m) Radiator and double-glazed window. Fitted wardrobes, dressing table and storage.



**BEDROOM 2:** 8' 2" x 7' 9" (2.49m x 2.36m) Radiator and double-glazed window. Fitted wardrobes and storage.



**BEDROOM 3:** 10' 2" x 7' 9" (3.1m x 2.36m) Radiator and double-glazed window. Presently used as a sitting room.

**BATHROOM:** 10' 10" x 6' 7" (3.3m x 2.01m) Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit with illuminating mirror above with shaver point. Slipper style bath with ball and claw feet and shower cubicle. Wall mounted vanity storage. Extractor fan and under floor heating.



**OUTSIDE:** To the front is a lawn garden with specimen shrubs. To the right is a patterned concrete drive leading to the double garage 18' 6" X 17' which has a electrically operated roller door, light, power points and rear personal door.. To the left side is another drive providing additional parking and continues through double gates along the side which would be ideal for boats/caravans. The rear garden is landscaped with lawn, raised walled garden, and established shrubs and plants. Paved patio ideal for alfresco dining.



**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE:** - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

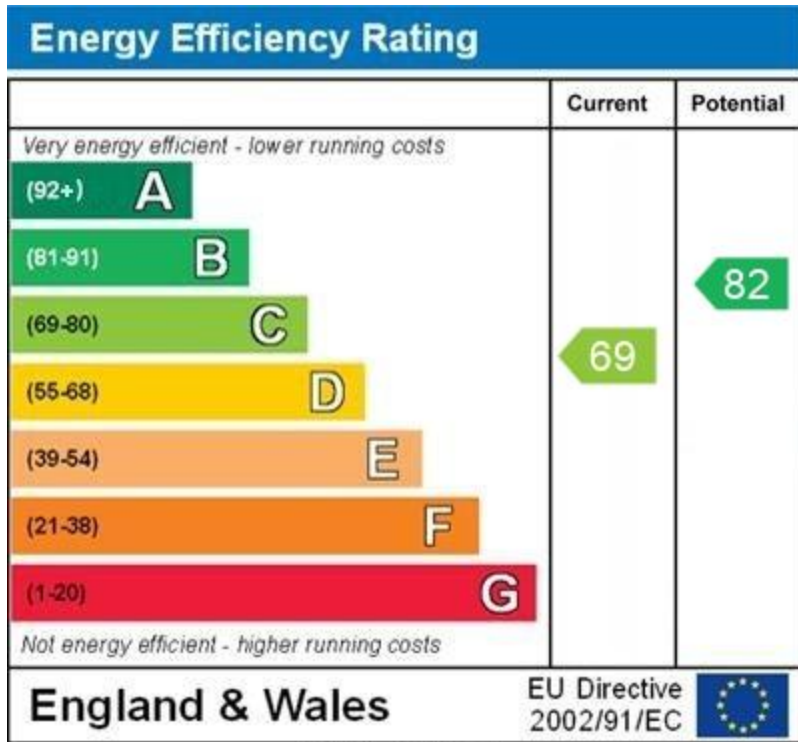
Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

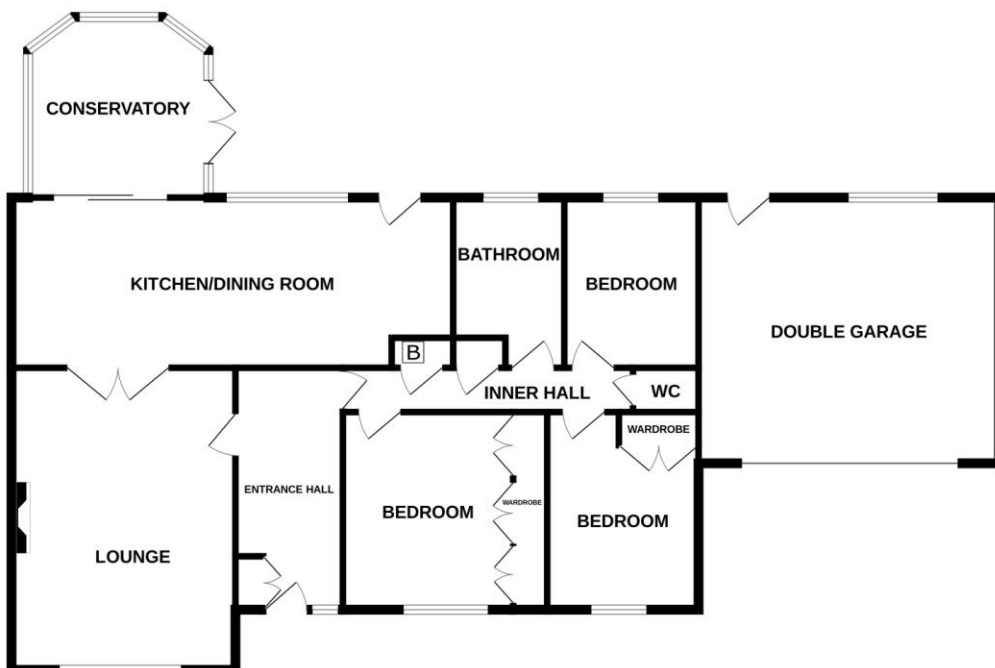
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey



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GROUND FLOOR  
1460 sq.ft. (135.7 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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