

Belmont Dairy, Alltami Road, Buckley, Flintshire, CH7 3PF  
£285,000 MS11092



**DESCRIPTION:** For sale by informal tender by 9am on Wednesday 15th January 2025. A spacious detached dormer property which offers lots of potential and versatile accommodation. Situated in a sought after location on a good size plot with parking for 10/12 vehicles and a large workshop 26' 8" X 29' 7". The property requires a scheme of refurbishment and briefly comprises: lounge, dining room, kitchen through breakfast room, lean to conservatory, additional room which could be used for a variety of purposes. Two double ground floor bedrooms and large bathroom, two first floor bedrooms and w.c. Double glazing. Radiators and boiler in situ but not used. Large frontage, side and rear garden space. Viewing recommended.

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**

Viewing by arrangement through Shotton Office

**33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182**

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

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**DIRECTIONS:** Turn right out of the Shotton Office and proceed to Queensferry, at the traffic light intersection continue to the roundabout and take the fourth exit to join the bypass. Continue until taking the exit for Buckley and at the roundabout take the third exit and proceed through Ewloe into Buckley. Turn right just before the medical center on the right hand side into Alltami Road where the property will be seen on the right hand side.



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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

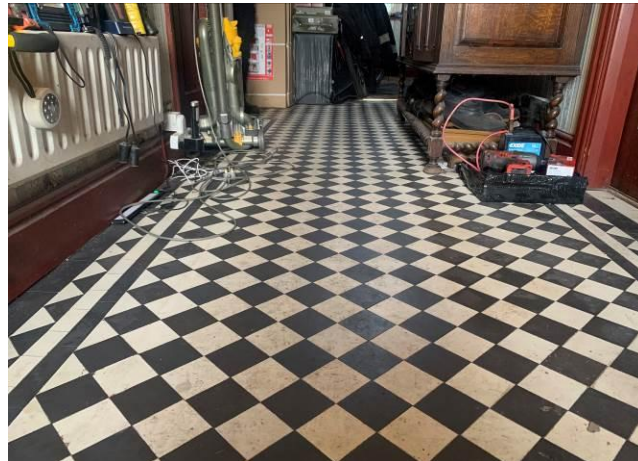
Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271



**LOCATION:** Situated in a semi rural location and convenient for local schools and shopping.

**HEATING:** Gas boiler and radiators which have not been used for a long time.

**ENTRANCE HALL:** Spacious hall with tiled floor.



**LOUNGE:** 14' (plus bay window)x 13' (4.27m x 3.96m) Open fireplace with surround and timber floors.



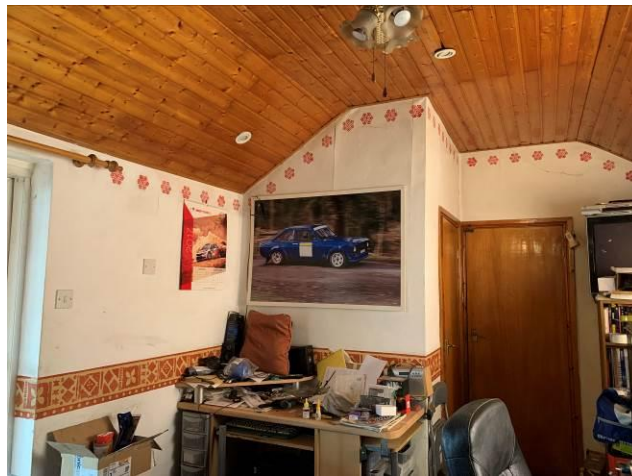
**DINING ROOM:** 13' 8" x 12' (4.17m x 3.66m) Open fireplace and patio doors.



**KITCHEN/BREAKFAST ROOM: 30' x 10' 5" (9.14m x 3.18m)** This could make an amazing space for entertaining. Boiler concealed behind wood panelling.



**ADDITIONAL ROOM FOR POTENTIAL 10' 5" x 10' (3.18m x 3.05m)** This could be a utility/shower room/study



**LEAN TO CONSERVATORY 20' 8" x 9' 3" (6.3m x 2.82m)** A bright space which leads to the side garden.

**BEDROOM 1:** 12' 9" x 11' 2" (3.89m x 3.4m) Wardrobes to one wall.

**BEDROOM 2:** 14' x 9' 1" (4.27m x 2.77m)

**BATHROOM:** 11' x 8' 4" (3.35m x 2.54m) A large space which could be a luxury bathroom. Wash hand basin, w.c., bidet, shower cubicle and panelled bath.



## FIRST FLOOR

BEDROOM 3: 13' 8" x 9' 3" (4.17m x 2.82m)



BEDROOM 4: 11' 9" x 9' 4" (3.58m x 2.84m)



W.C/WASH HAND BASIN



OUTSIDE: A drive and large frontage leads to the front of the property and timber gates continue through to further parking and lead to a garden space and workshop 29' 7" X 26' 8". To the side is a garden area with paving.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

**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.

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