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35 Bod Offa Drive, Buckley, CH7 2PB

£245,000

 3  1  2  C

EPC - C73 Council Tax Band - C Tenure - Freehold

Bod Offa Drive, Buckley

3 Bedrooms - House

Williams Estates are delighted to present 35 Bod Offa Drive – a beautifully presented three-bedroom semi-detached family home, ideally located on the border of Mynydd Isa. This stunning property enjoys a prime position within walking distance of local amenities, offering both convenience and comfort. The generous off-road driveway provides ample parking for multiple vehicles, a rare and valuable feature. To the rear, you'll find a lovely private garden, perfectly sized for family enjoyment and outdoor entertaining.

Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC



Accommodation

Entrance is via partially glazed decorative composite door.

Entrance Hall

uPVC double glazed obscure window overlooking the front, radiator, stairs to the first floor landing

Living Room

Spacious room, having a uPVC glazed window to the front, radiator and TV access point.

Kitchen Diner

Being open plan, having uPVC double glazed French doors leading to the rear garden, anthracite modern radiator, integrated Bloomberg double oven, void for freestanding fridge freezer, wall, drawer and base units, under counter lighting, void and plumbing for washing machine, second radiator, partially tiled walls, one and half bowl sink with modern stainless steel mixer tap, four ring Bloomberg gas hob with Ciatta modern extractor hood over. Kitchen diner leads through



Downstairs Storage

Electric meter and lighting.

Downstairs WC

Having a low flush W.C, wall mounted radiator, hand wash basin with stainless steel tap over and vanity unit.

Study/Bar/Fourth Bedroom

Currently being used as a stylish bar, radiator and a Upvc double glazed door which leads out to the rear garden

Landing

With radiator, access to loft hatch, doors off and airing storage cupboard

Bedroom One

With radiator, double fitted wardrobes, uPVC double glazed window to the rear and chrome lighting switches

Bedroom Two

With radiator and uPVC window to the front



Bedroom Three

With radiator and uPVC window to the front

Bathroom

With wall mounted radiator, hand wash basin with stainless steel mixer tap and vanity unit, partially tiled walls, bath with stainless steel taps over, low flush w.c and wall mounted stainless steel shower

Garage

Has lighting and power outlets

Rear Garden

Having a partially paved patio area which is ideal for entertaining guests and alfresco dining, bound by timber fencing, steps lead to a lovely, low maintenance lawned area which has a small point and an array of fantastic plants, small trees and shrubbery, small shed ideal for storage additionally.

Directions

Agent Notes

The front aspect of the house have had new windows replaced approx Mid 2024

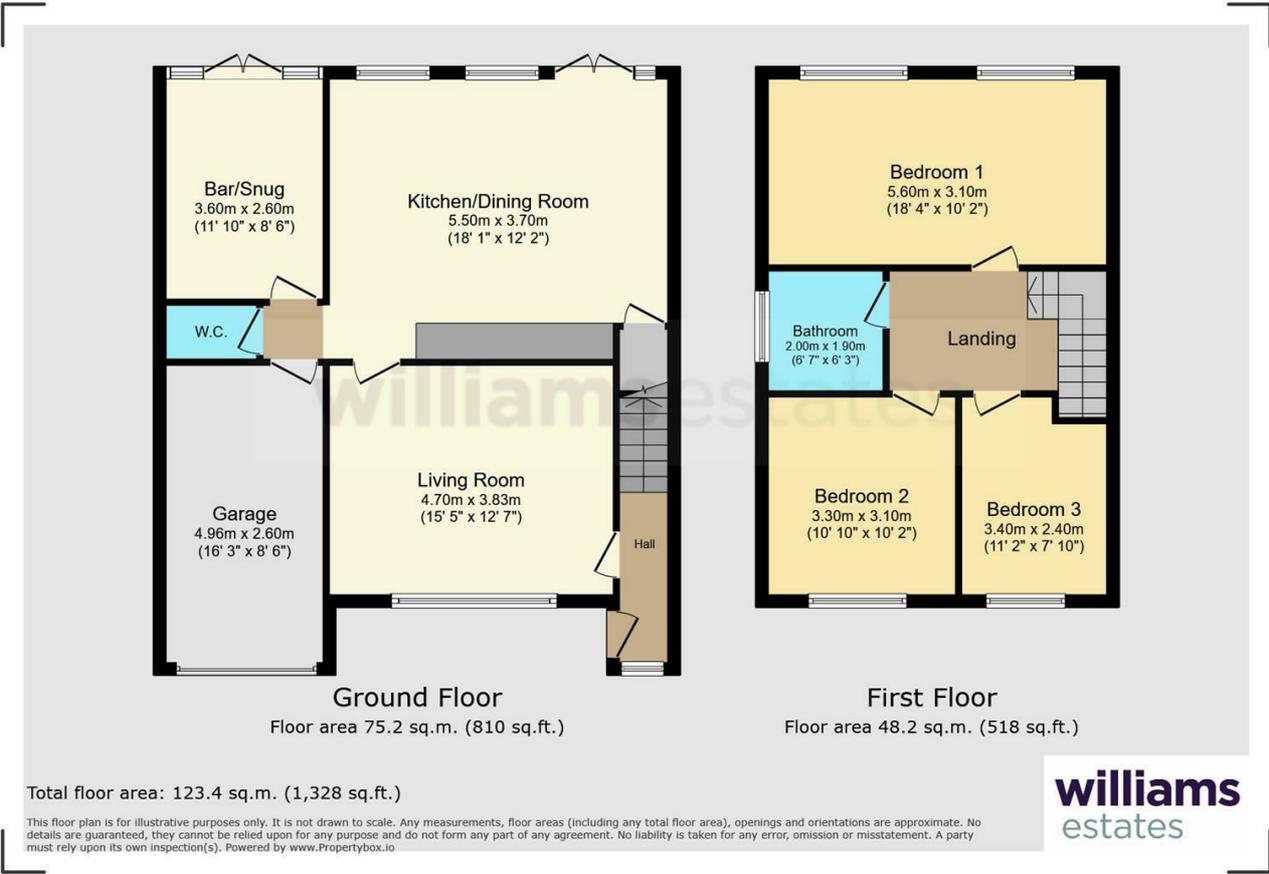
Garage roof and utility pitched tiled roof in recent years

New composite door in recent years

Modern composite cladding to the front house

Fitted with modern brushed chrome lighting switches throughout





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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