



9 Nant Glyn

Buckley, CH7 2BX

Offers In Excess Of £300,000



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Property Description

Reid & Roberts Estate Agents are delighted to offer to the market this exceptionally spacious and highly versatile detached bungalow, occupying a generous plot within a well-established and sought-after residential area of Buckley.

Offering far more accommodation than first meets the eye, this beautifully maintained home provides an excellent opportunity for a wide range of purchasers, including families, those seeking multi-generational living, and buyers looking to enjoy the convenience of single-storey living without compromising on space. Boasting multiple reception areas, three well-proportioned bedrooms, a conservatory, extensive off-road parking, a garage and a private rear garden, this impressive property combines flexibility, practicality and comfort in equal measure.

Internally, the property offers spacious and adaptable accommodation throughout. The generous lounge enjoys an abundance of natural light and flows seamlessly into the conservatory, creating a wonderful space for both everyday living and entertaining. A further reception room provides excellent flexibility and could be utilised as a dining room, home office, playroom or potential fourth bedroom to suit individual requirements. The well-appointed kitchen is fitted with a range of integrated appliances and opens into a bright breakfast area overlooking the rear garden, offering an ideal space for casual dining. The accommodation is completed by three well-proportioned bedrooms and a modern family bathroom featuring a corner Jacuzzi-style bath.

Externally, the property continues to impress. Two separate driveways provide extensive off-road parking for multiple vehicles, complemented by a garage benefiting from power and lighting. To the rear, the private enclosed garden offers a wonderful extension of the living accommodation, featuring patio seating areas and a lawned section, creating an ideal environment for outdoor dining, entertaining guests or simply enjoying the warmer months.

Accommodation Comprises

The property is approached via a concrete driveway extending to the front of the property where a double glazed Upvc door opens into the Entrance Porch

Entrance Porch

A bright and welcoming entrance porch with tiled flooring, recessed spotlighting, power points and useful space for coats and shoe storage. A solid wooden door with decorative frosted glass insert leads through to the main accommodation.

Entrance Hallway

A spacious T-shaped hallway providing access to all principal rooms. Featuring wood-effect flooring, double panel radiator, multiple ceiling light points, loft access with pull-down ladder and wall-mounted heating controls.

Principle Bedroom

An exceptionally spacious principal bedroom comfortably accommodating a super king-sized bed alongside a range of bedroom furniture. Featuring a large double glazed Upvc window to the front elevation, wood-effect flooring, double panel radiator and ceiling fan with light fitting.

Bedroom Two

A generous double bedroom with double glazed Upvc window to the side elevation, wood-effect flooring, double panel radiator and ceiling fan with light fitting.

Bedroom Three

A well-proportioned bedroom ideal as a guest room, nursery or home office. Having a double glazed Upvc window to the front elevation, wood-effect flooring, double panel radiator, TV aerial point and ceiling light point.

Lounge

A bright and spacious reception room enjoying an abundance of natural light. Comprising wood-effect flooring, modern vertical radiator, TV aerial point and ceiling fan with light fitting. A wide opening leads directly into the conservatory, creating an excellent open-plan feel.

Conservatory

A wonderful additional living space featuring a brick-built lower wall with double glazed Upvc windows to three sides and patio doors opening onto the rear garden. Benefiting from tiled flooring, a double panel radiator and wall lighting, the room enjoys an abundance of natural light and is currently utilised as a dining room.

Additional Reception Room

A versatile room currently utilised as a home gym but equally suited as a dining room, playroom, home office or occasional bedroom. Featuring wood-effect flooring, double panel radiator, TV aerial point and double glazed Upvc window to the side elevation.

Family Bathroom

Appointed with a three-piece suite comprising corner Jacuzzi-style bath with electric shower and waterfall mixer tap, vanity wash hand basin and low flush WC. Fully tiled walls and flooring, heated towel radiator, recessed spotlighting, extractor fan and frosted double glazed Upvc window.

Kitchen

Fitted with a range of wall, base and drawer units incorporating an eye-level Belling oven and separate grill, five-ring gas hob with extractor canopy above and complementary work surfaces with splashback tiling. Further benefits include tiled flooring, recessed spotlighting, double glazed UPVC window and external door to the side elevation. A useful storage area houses the Worcester boiler, electrical consumer unit and meter, whilst providing ample space for household storage.

Dining Room

A delightful extension of the kitchen providing a dining area overlooking the rear garden. Offering space for an American-style fridge freezer, tiled flooring, recessed spotlighting, a double panel radiator, TV aerial point and sliding UPVC patio doors opening directly onto the rear patio, creating a lovely connection between the home and garden.

External

Front

To the front, the property is approached via a concrete driveway providing ample

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off-road parking and access to the garage. A second driveway offers additional parking for a further vehicle.

Rear Garden

A beautifully enclosed rear garden enjoying an excellent degree of privacy, thoughtfully designed for both relaxation and entertaining. The garden features an extensive paved patio spanning the width of the property, a well-maintained lawn and a further seating area providing the perfect spot to enjoy the sunshine throughout the day. Enclosed by fencing to all boundaries, the garden also benefits from direct access to the garage.

Garage

Benefiting from power and lighting, offering excellent storage space together with room for appliances and additional refrigeration if required.

Council Tax Band E

EPC Rating - D

Would you like to arrange a viewing?

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.

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 Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

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

Looking For 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

Misrepresentation Act

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.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure Information

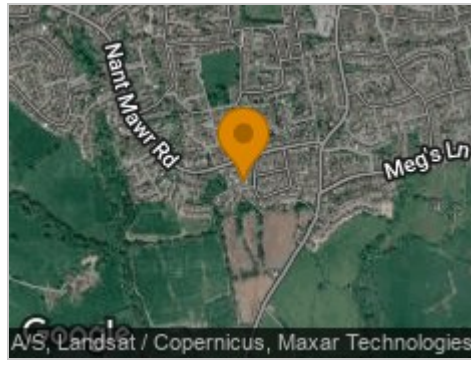
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



Hybrid Map



Terrain Map



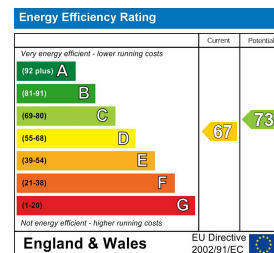
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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