Floor 0 Building 1

Approximate total area(1)
857 ft²
79.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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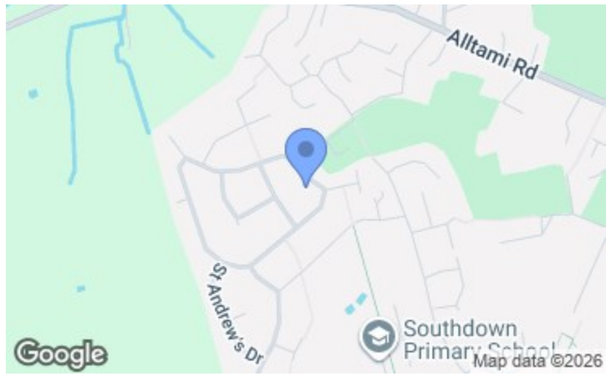

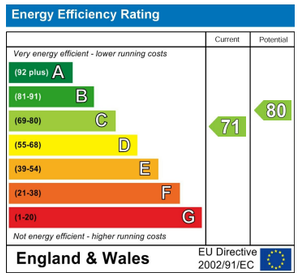

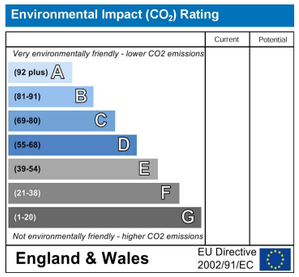

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

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The Property Ombudsman

Cavendish
ESTATE AGENTS
The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
Tel: 01352 751515
Email: mold.sales@cavmail.co.uk
www.cavendishproperties.co.uk

9 Aberllanerch Drive

Buckley, Flintshire
CH7 2QR

Price
£275,000

NO ONWARD CHAIN
A well-presented three-bedroom detached bungalow situated in the sought-after village of Buckley. The property offers spacious and versatile accommodation including a stylish kitchen, bright living room, modern bathroom, and a conservatory overlooking the private rear garden. Externally, there's generous off-road parking for multiple vehicles, a detached garage/workshop, and beautifully maintained gardens to the front and rear. Ideal for families, downsizers or those seeking single-level living, this home is conveniently located for local amenities, South Down Primary School and Elfed High schools, and access to the A55.

LOCATION

NO ONWARD CHAIN

Located in the popular village of Buckley, to the lower part of Southdown Park, a noted residential area of predominantly detached bungalows, some 3 miles Mold and within easy reach of the A55 Expressway and the A494 interchange at Ewloe enabling swift access throughout the region. Buckley town centre is within a short distance providing a wide range of facilities catering for most daily requirements to supermarkets, doctor surgeries and post office. this well-presented three-bedroom detached bungalow offers spacious living, excellent curb appeal, and versatile outdoor space—perfect for families, downsizers, or those seeking single-level living with easy access to local amenities.

External

External Approach Approached via a large driveway with space for up to four vehicles, the property is secured by a brick wall and wrought iron gates. A well-maintained lawn sits to the right, with a gravel path to the front entrance. Through another set of gates is additional driveway parking to the side of the property with a mix of cement and shingle, leading to a detached single garage. Externally, the property is equipped with both hot and cold water taps for convenience.

Entrance Hall

1.32 x 2.20 (4'3" x 7'2")

Accessed through a green UPVC door with a full-length frosted panel, the porch features tile-effect vinyl flooring

Living Room

4.75 x 3.15 (15'7" x 10'4")

A spacious and inviting living area with wood flooring, an electric wood-burner style heater set beneath a wooden mantelpiece, and a large double-glazed bay window overlooking the front garden. Recently installed black radiators, chrome sockets and switches, and a Hive heating thermostat complete this stylish room.

9 Aberllanerch Drive, Buckley, Flintshire, CH7 2QR

then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORTY INVESTORS CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

www.cavendishproperties.co.uk

TENURE

Freehold

COUNCIL TAX

Flintshire County Council - Tax Band E

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and on reaching the roundabout take the second exit onto Chester Road. At the main roundabout take the second exit towards Mynydd Isa / Buckley. Follow the road up the hill and through Mynydd Isa and over the Bryn Hill and take the second left hand turning thereafter into Muirfield Road. Follow the road into the development and the T junction turn right onto St Mellors Road follow the road around to the left you will be on Alberllanerch Drive and the property is on your left.

AGENTS NOTES

No Chain

Furniture items in the property are also for sale with separate negotiation.

AML

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services

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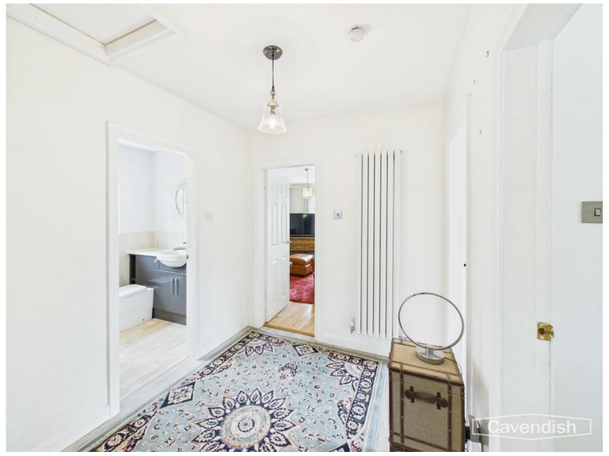
Hallway

2.34 x 2.17 (7'8" x 7'1")

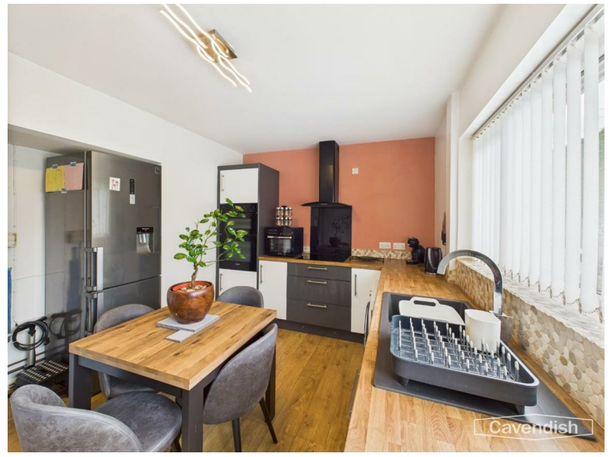


Access to the loft, vertical white radiator, wood affect laminate flooring, doors leading to bedrooms.

Kitchen

4.43 x 2.81 (14'6" x 9'2")

A bright and contemporary kitchen featuring wood flooring and a stylish mix of white and grey wall and base units with wooden worktops. Appliances include a Bosch induction hob, Bosch oven and grill with black extractor fan and integrated dishwasher. Black glass splash back behind the hob and pebble-effect splashbacks add a modern touch. The kitchen also houses the Worcester gas-fired boiler, plumbing for a washing machine, and space for a fridge freezer. A white UPVC door with glazed panel provides access to the side driveway.



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Bedroom 1
3.93 x 2.87 (12'10" x 9'4")

A generous double bedroom with wood-effect laminate flooring, a new black radiator, and full-length double-glazed French doors opening into the conservatory. This space could also be used as a formal dining room or second reception room.

Bedroom 2
2.89 x 3.69 (9'5" x 12'1")

Another good-sized double bedroom with laminate flooring, white radiator, double-glazed window overlooking the rear garden, and a ceiling light pendant. Neutrally decorated with chrome light fittings.

Bedroom 3 / Office
2.25 x 2.52 (7'4" x 8'3")

A generous single bedroom, currently used as a home office, with space for a sofa bed. Features include wood-effect laminate flooring, double-glazed window to the side aspect, and a white radiator.

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Conservatory
2.39 x 3.62 (7'10" x 11'10")

Bright and airy with terracotta tiled flooring and views over the rear garden, providing a peaceful space to relax and unwind.

Bathroom
2.37 x 1.68 (7'9" x 5'6")

Modern bathroom with wood-effect tiled flooring, a walk-in double shower with rainfall and handheld showerheads, white WC and sink with grey vanity unit, matching tiled splashbacks, a heated silver towel rail, and a frosted double-glazed window.

Garage
6.23 x 2.53 (20'5" x 8'3")

A white UPVC door gives access to the garage, which includes power and lighting, and is currently used for storage and workshop purposes.

Garden

A well-maintained and private rear garden with a patio seating area a second seating area under a wooden pagoda , level lawn, and a gravelled area with fruit trees.

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