



Bryn Awelon, Buckley

£215,000


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Bryn Awelon

Buckley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 BEDROOM SEMI DETACHED HOUSE
- NEW KITCHEN FITTED 2026
- 40FT REAR GARDEN LAID TO ARTIFICIAL LAWN
- MODERN FAMILY BATHROOM
- NEW CARPETS AND RECENTLY DECORATED THROUGHOUT
- OFF ROAD PARKING
- BRICK BUILT GARAGE
- CHAIN FREE
- PERFECT FAMILY HOME OR FIRST HOME
- CLOSE TO LOCAL AMENITIES AND EASY ACCESS TO CHESTER AND NORTH WALES


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Porch

Accessed via a composite door with PVC double glazed windows to front and side, opening to the lounge

Lounge

13' 9" x 13' 8" (4.19m x 4.17m)

PVC double glazed window to the front, wall mounted radiator, stairs to the first floor, archway opening to the dining room

(please note the room has been digitally furnished to show the space on offer but decor and layout remains unchanged)

Dining Room

8' 2" x 7' 9" (2.49m x 2.36m)

Wood laminate floor, wall mounted radiator, opening to the kitchen, sliding doors opening to the conservatory *(please note the room has been digitally furnished to show the space on offer but decor and layout remains unchanged)*

Conservatory

9' 5" x 9' 5" (2.87m x 2.87m)

Double glazed windows to the side and rear

(please note the room has been digitally furnished to show the space on offer but decor and layout remains unchanged)

Kitchen

10' 9" x 7' 8" (3.28m x 2.34m)

A range of brand new fitted wall, drawer and base units, worktop with inset sink unit and mixer tap, free standing oven with hob and extractor fan over, plumbing for washing machine, free standing dishwasher tiled splashbacks, double glazed window to the rear, door opening to the lean to, open understairs area with fitted base units, door to storage cupboard



Lean to

11' 0" x 5' 8" (3.35m x 1.73m)

Newly fitted base units with work top, window to the side,
door to rear porch, door opening to the home office

Home Office

6' 7" x 5' 8" (2.01m x 1.73m)

Windows to the side and window to the front

Rear Porch

Door opening to the rear garden

First Floor Landing

Double glazed window to the side, doors to bedrooms,
bathroom and storage cupboard, access to the roof
space

Bedroom One

11' 8" x 10' 4" (3.56m x 3.15m)

PVC double glazed window to the rear, wall mounted
radiator

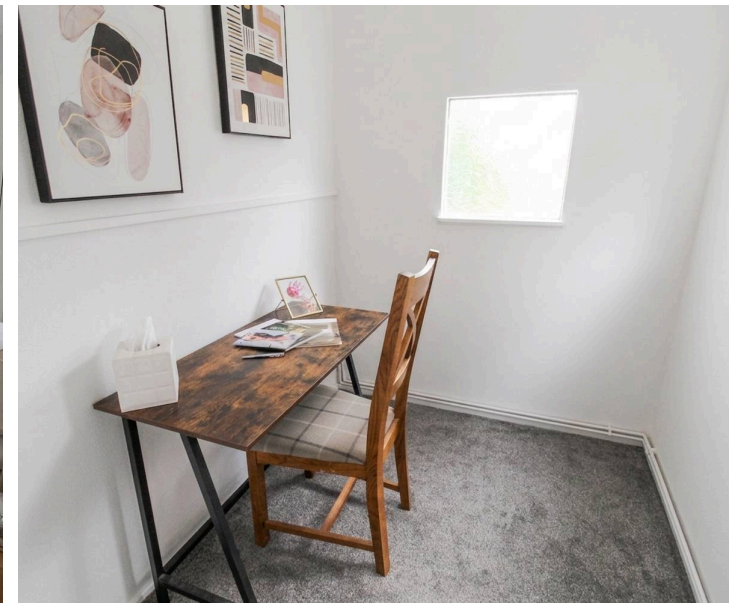
*(please note the room has been digitally furnished to
show the space on offer but decor and layout remains
unchanged)*

Bedroom Two

11' 5" x 10' 4" (3.48m x 3.15m)

PVC double glazed window to the front, wall mounted
radiator

*(please note the room has been digitally furnished to
show the space on offer but decor and layout remains
unchanged)*



Bedroom Three

8' 7" x 6' 7" (2.62m x 2.01m)

PVC double glazed window to the front, wall mounted radiator

(please note the room has been digitally furnished to show the space on offer but decor and layout remains unchanged)

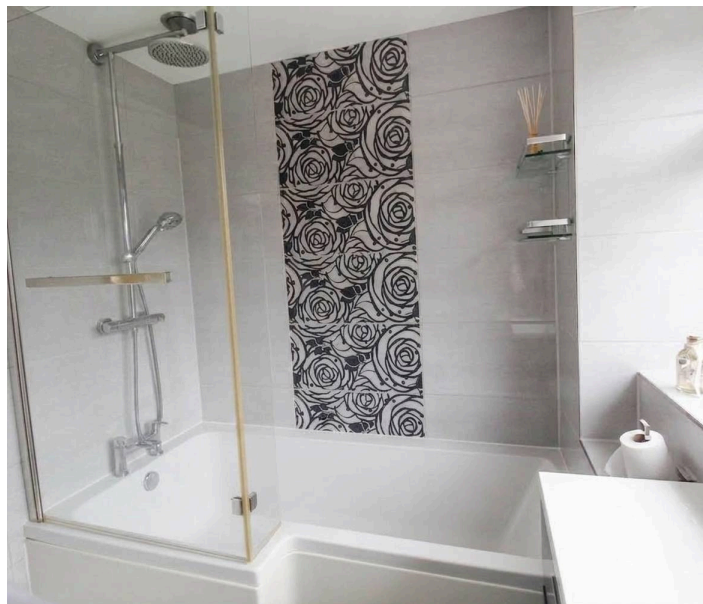
Bathroom

6' 5" x 6' 0" (1.96m x 1.83m)

A modern suite comprising a p-shaped bath with shower plumbed in over, enclosed cistern and vanity wash basin suite, wall mounted towel radiator, tiled walls, obscure double glazed window to the rear

Garage

In the rear garden is a detached brick built garage accessed via an up and over door to the front and pedestrian access to the side with power points and lights





FRONT GARDEN

Laid to lawn with brick wall surround

REAR GARDEN

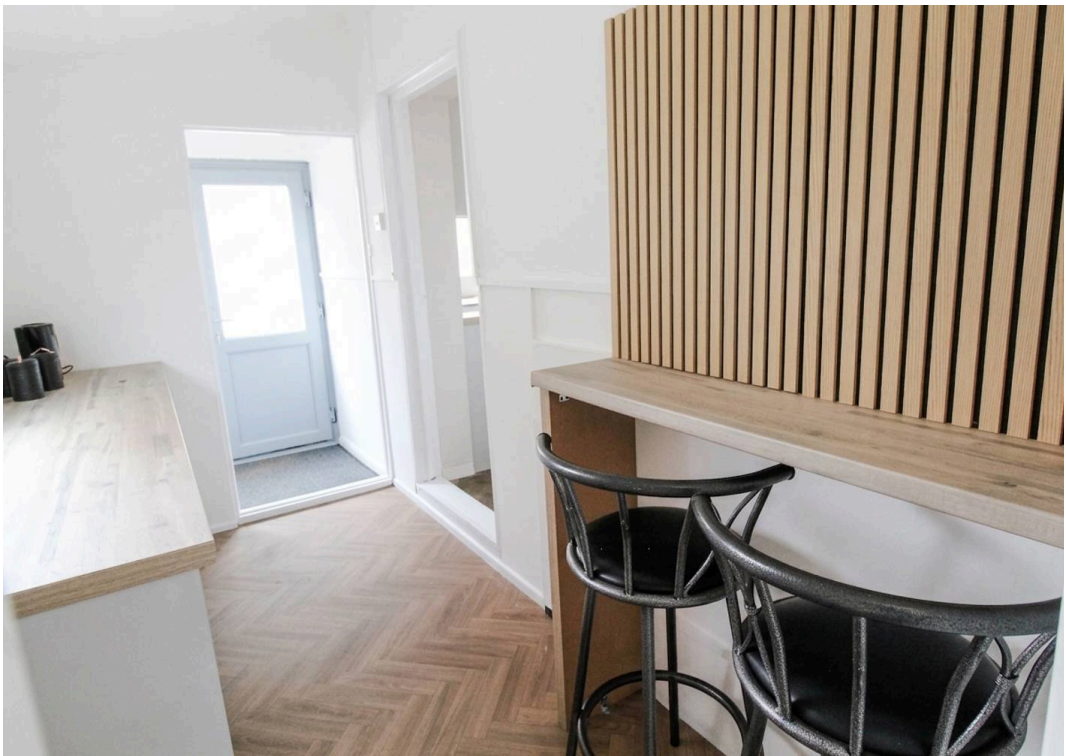
A recently relandscaped garden laid to artificial lawn for ease of maintenance timber fencing surround and patio area, access to the front via a timber gate and access to the garage

DRIVEWAY

1 Parking Space

Hardstanding offering off road parking









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To arrange a viewing please contact

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