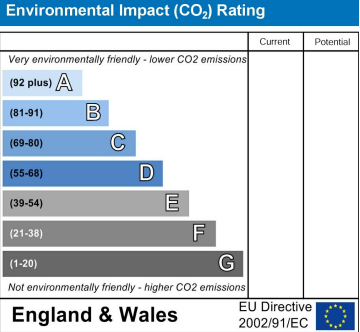
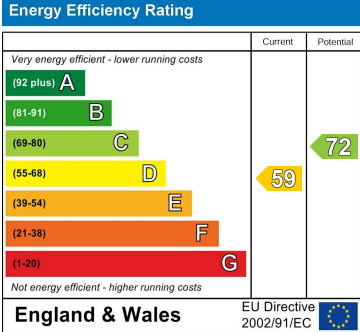
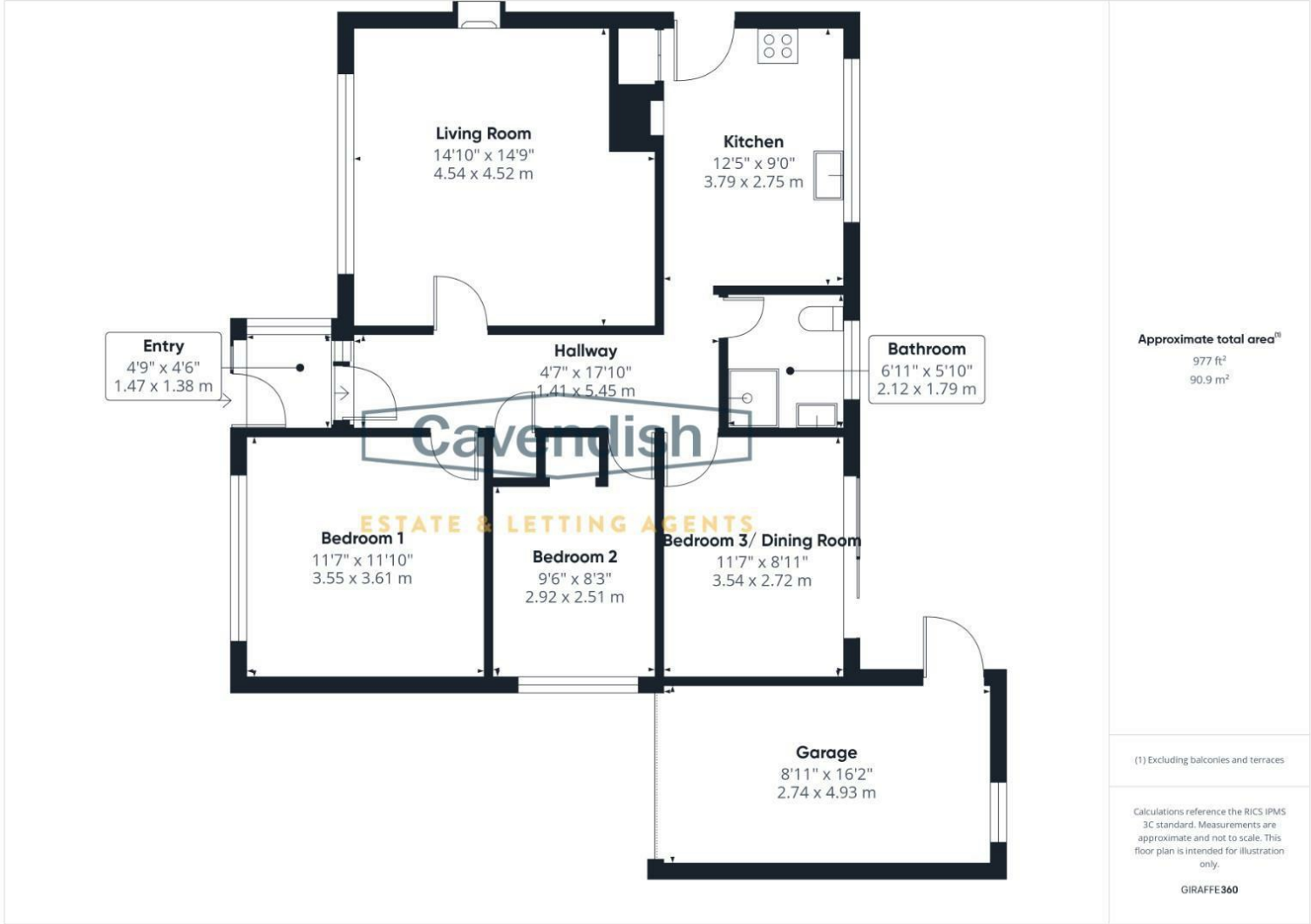


9 Dukesfield Drive, Buckley, CH7 3HN



Cavendish

ESTATE AGENTS

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**9 Dukesfield Drive**  
Buckley,  
CH7 3HN

**Price**  
**£245,000**

Situated on a generous plot in a popular area of Buckley and within walking distance of the village centre, 9 Dukesfield Drive is a spacious three-bedroomed detached bungalow. With a large driveway, single garage, and private front and rear gardens, the property provides flexible living space ideal for downsizers, first time buyers or families. Inside, it features a bright living room, three well- proportioned bedrooms, a fitted kitchen and a modern shower room. The private rear garden includes a large patio, lawn and mature hedging, creating a peaceful outdoor space. A great opportunity with the benefit of \*\*\*NO ONWARD CHAIN\*\*\* in a sought- after location.

**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.

LOCATION

Welcome to 9, Dukesfield Drive, a three bedroom detached bungalow situated on a generous plot in a sought- after residential area of Buckley. Offering versatile living space, this charming property is ideal for those seeking to downsize, first-time buyers, families or anyone in search of single- storey living.

EXTERNAL



As you approach, the property is set back from the road with a paved driveway providing off-road parking for two vehicles, alongside a single garage with power and lighting. The low -maintenance front garden features a gravel area with a circular stone patio, framed by mature evergreen hedging that offers both privacy and kerb appeal. A gate to the side provides convenient access to the rear garden.

ENTRANCE PORCH

1.47 x 1.38 (4'9" x 4'6")

Step inside through the white UPVC front door into a welcoming porch with wood panelling, fitted carpet, and a obscured double-glazed window. A glazed timber door leads into the entrance hallway,

HALLWAY

1.41 x 5.45 (4'7" x 17'10")



Hallway which is carpeted and gives access to all

rooms with a storage cupboard to add further practicality.

LIVING ROOM

4.54 x 4.52 (14'10" x 14'9")



To the front of the property, the spacious living room is filled with natural light via a large double-glazed window and features a gas fire set in a white marble surround with wooden mantelpiece. Wall and ceiling lighting, decorative coving, and a radiator complete this warm and inviting space.



PRIMARY BEDROOM

3.55 x 3.61 (11'7" x 11'10")



The primary bedroom also overlooks the front of the property and includes fitted carpet, ceiling fan light pendant, radiator, and ample power points.

BEDROOM 2

2.92 x 2.51 (9'6" x 8'2")



The second bedroom is a good-sized double with a side-facing window, radiator, hanging pendant light, and built-in storage cupboard with shelving.

BEDROOM 3 / DINING ROOM

3.54 x 2.72 (11'7" x 8'11")



The third bedroom, currently used as a second reception room, is also carpeted and benefits from sliding French doors opening onto the rear patio. This room would make a lovely dining space, study, or guest bedroom.

BATHROOM

2.12 x 1.79 (6'11" x 5'10")



The family bathroom comprises blue tiled flooring and full-height white wall tiles, with a corner shower unit and electric shower, white WC, sink

with mirrored vanity, obscure-glazed window, wood panelled ceiling with acces point for the large loft space, radiator, and ceiling ventilation system.

KITCHEN

3.79 x 2.75 (12'5" x 9'0")



The kitchen is fitted with terracotta floor tiles, wood wall and base units with complementary wood worktops, a stainless steel sink, and white tiled splashbacks. Appliances include a gas cooker with extractor hood, Bosch dishwasher, fridge freezer, and plumbing for a washing machine. A cupboard houses the Worcester gas boiler. A UPVC door provides access to the side of the property and rear garden.



GARDEN



The rear garden is a peaceful and private space, with a patio seating area and steps leading to a lawn surrounded by mature hedging and wooden panel fencing. A central apple tree adds charm to the garden, which also includes an outdoor tap and paved pathway.



GARAGE

2.74 x 4.93 (8'11" x 16'2")

Single detached garage with power and lighting with open and over door and side door.

AGENTS NOTES

With gas central heating, double glazing throughout, and a generous footprint, this bungalow offers the opportunity to personalise and update to suit your needs. Viewing is highly recommended to appreciate the potential of this lovely home.

TENURE

Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band E

DIRECTIONS

Cavendish Estate Agents - Mold 1 High St, Mold CH7 1AZ - Head south on High St/B5444 towards Chester St/A5119? Continue to follow

B5444 0.9 mi-At Bromfield Roundabout, take the 2nd exit onto Mold Bypass 0.6 mi- At Wylfa Roundabout, take the 4th exit onto Mold Rd/A549-Continue to follow A549 2.0 mi-Turn left onto Mill Ln/B5127 459 ft-Turn right onto Linthorpe Rd 0.3 mi-Turn right onto Duke's Field Dr Destination will be on the left 404 ft-9 Duke's Field Dr.

AML

Anti Money Laundry Regulations- 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 REPORT

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

PRIOTY 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.