



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
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England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

**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.



## 3 Forest Walk

Buckley, Flintshire  
CH7 3AZ

Price  
£370,000

Welcome to Three Forest Walk – a beautifully presented four-bedroom detached home tucked away on a desirable corner plot in the charming village of Buckley.

This spacious property offers a generous driveway, detached garage, and landscaped gardens, blending modern comfort with timeless character. Inside, you'll find a welcoming hallway, a bright living and dining area with feature fireplace, a contemporary kitchen with utility room, and a tranquil sunroom opening onto a paved patio.

Upstairs boasts four well-proportioned bedrooms, including a primary suite with built-in wardrobes and an ensuite, plus a stylish family bathroom. With elegant interiors, ample storage, and a peaceful setting, this is a perfect home for families or professionals seeking space and style in a sought-after location.

**Location**

Forest Walk is a popular development located on the periphery of Buckley, about a mile from the town centre and within a short drive of the A55 Expressway at Dobshill enabling easy access throughout the region. The popular Broughton retail park with cinema and restaurants is within a few minutes, and the city of Chester is approximately 10 miles. Buckley town centre provides a comprehensive range of shopping facilities catering for most daily needs, schools for all ages and leisure facilities. There is also a local train station close by, providing a service between Wrexham and Bidston with connection thereafter to Liverpool.

**Hallway**

4.85 x 1.22 (15'10" x 4'0")



A welcoming hallway with light wood flooring and neutral walls, offering access to the living room and kitchen areas.

The space is brightened by natural light from the rear and front of the property, with a staircase leading to the first floor. The hallway has a clean and fresh atmosphere, making it a practical and inviting entrance to the home with under the stairs storage and downstairs WC.

**Living Room**

4.84 x 3.30 m (15'10" x 10'9")



A spacious living room featuring a large window to the front, flooding the room with natural light. The room is styled with neutral carpeting and walls, with a striking feature wall painted in a muted blue shade. A modern inset gas fireplace set within a porcelain tile wood effect cladding provides a cosy focal point. The living room flows seamlessly into the dining room, creating an open and sociable space.

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](mailto: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.

**Agents Notes**

Cooker and utility room appliance are available with a separate negotiation to the sales price.

complemented by a spacious and recently installed porcelain paved patio area, creating a perfect spot for outdoor seating and entertaining. The garden benefits from privacy fencing and is well positioned to enjoy the sunshine, making it an inviting and tranquil outdoor space.



#### Garage

2.61 x 4.87 (8'6" x 15'11")

Garage with UPVC door leading from the garden and roll top garage door at the front, opening on to the driveway the garage also has power and lighting.



#### Tenure

Understood to be Freehold

#### Council Tax

Flintshire County Council - Tax Band E

#### Directions

From Mold proceed along Chester Street turning right at the roundabout onto Chester Road. Follow the road to the roundabout on the outskirts of the town and take the second exit signposted for Mynydd Isa/Buckley. Follow this road up the hill and through Mynydd Isa and thereafter into Buckley and on reaching the traffic lights continue straight on onto Brunswick/Chester Road. Follow the road for a further mile whereupon the entrance to the Forest Walk development will be found on the left hand side the property is on the left hand side of the road at the beginning of the development.

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

#### Priority Investors Club

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property

#### Dining Room

3.21 x 2.70 m (10'6" x 8'10")



A dining room that comfortably fits a table and chairs, located at the rear of the house with sliding doors leading directly out to the patio and garden beyond. The room is carpeted with neutral tones and features a tasteful deep blue accent wall, offering a pleasant view of the outdoor area and garden, making it perfect for family meals or entertaining guests.

#### Kitchen

3.14 x 5.53 m (10'3" x 18'1")



A modern open plan kitchen with an efficient layout, fitted with light wood cabinetry and black granite work surfaces. It

includes a large range cooker with an extractor hood and integrated appliances. The kitchen opens onto the dining area and has doorways leading to the utility room and the sun room, benefiting from natural light through windows and a door to the garden. The flooring is a practical tiled finish, complementing the space's contemporary style.

#### Sun Room

2.32 x 2.66 m (7'7" x 8'8")



A bright and airy sun room with a vaulted ceiling and large windows on three sides, allowing plenty of natural light. The floors are finished with warm wood-effect flooring, and French doors open out onto the patio. This room offers a peaceful spot to relax while enjoying views over the garden and outdoor space.

**Utility Room** $2.87 \times 2.64 \text{ m (9'4" x 8'7")}$ 

A practical utility room fitted with cabinetry, offering fitted laundry appliances, recently installed Gas fired Boiler, fridge freezer and additional storage. Stylish wood herringbone flooring for ease of cleaning.

**Landing** $2.84 \times 3.16 \text{ m (9'4" x 10'4")}$ 

A first-floor landing providing access to the bedrooms and bathrooms, featuring neutral carpeting. The landing also includes access to the loft.

**Bedroom 1** $3.89 \times 2.88 \text{ m (12'9" x 9'5")}$ 

A double master bedroom with ensuite, a large window overlooking the front garden, finished with neutral carpet and a bold blue feature wall. The room includes built-in wardrobes providing ample storage, creating a restful and practical sleeping space.

**Bedroom 2** $3.09 \times 2.71 \text{ m (10'1" x 8'10")}$ 

A second double bedroom with a window overlooking the rear garden and fitted mirror wardrobes. It features a mix of blue and red painted walls with neutral carpeting, offering a bright and cheerful space.

**Bedroom 3** $2.13 \times 3.64 \text{ m (6'11" x 11'11")}$ 

A third bedroom is a double, with a window to the front and soft neutral décor.

**Bedroom 4** $3.85 \times 2.41 \text{ m (12'7" x 7'11")}$ 

A double bedroom with a window to the rear, painted in soft neutral tones, offering a quiet retreat which would also work well as a guest room or office space. It also benefits from a walk in closet.

**Bathroom** $1.69 \times 2.07 \text{ m (5'6" x 6'9")}$ 

A modern family bathroom fully tiled with a white suite consisting of a bath with shower over, pedestal basin, and WC. The bathroom features a wood-effect floor and a bright, clean atmosphere.

**Bathroom 2** $0.88 \times 2.57 \text{ m (2'10" x 8'5")}$ 

A smaller bathroom with a shower and WC, positioned to serve the master bedroom.

**Rear Garden**

A beautifully maintained rear garden with a neatly trimmed lawn bordered by mature shrubs and plants. The garden is