

3 Higher Common Way, Buckley, CH7 3PW

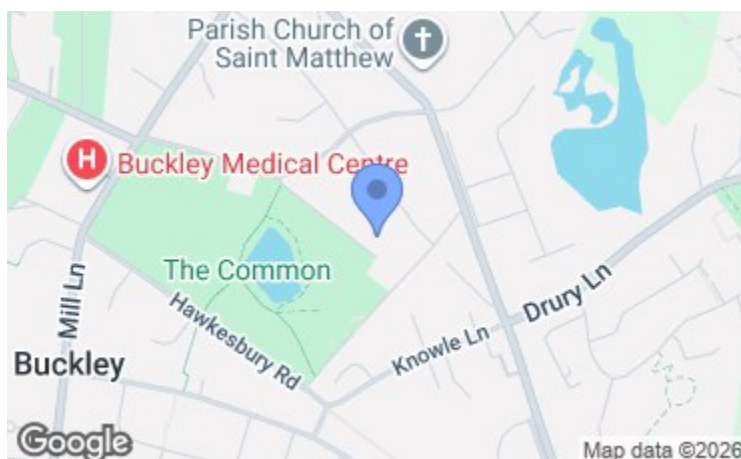
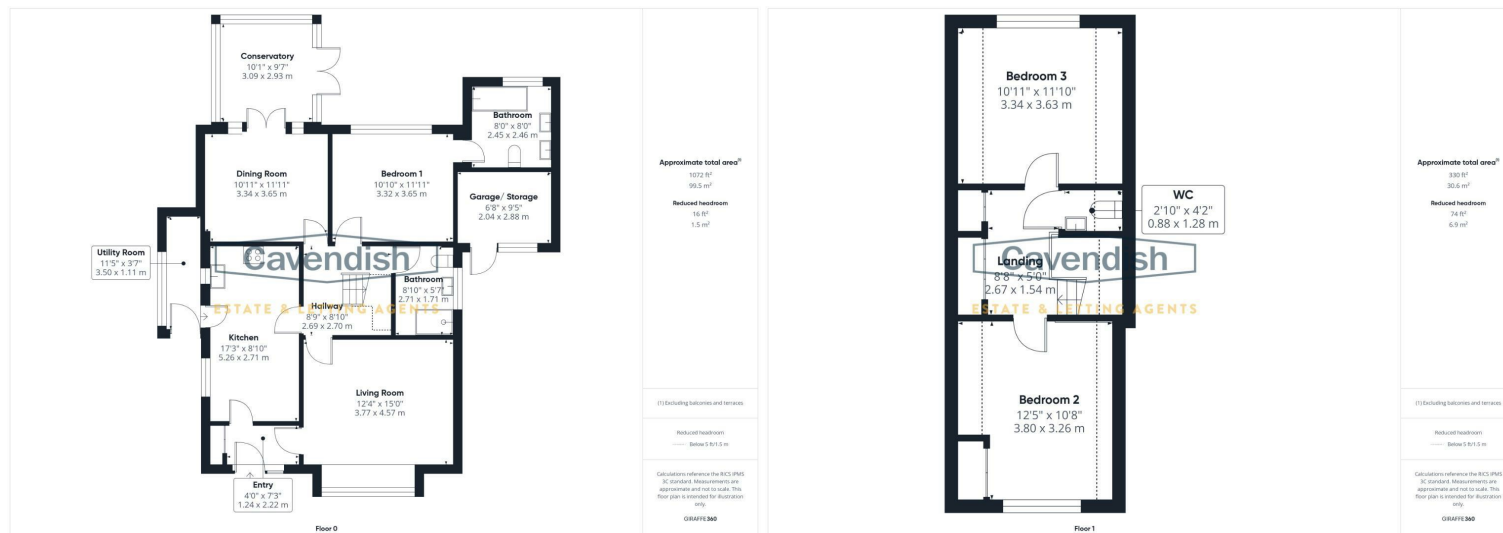
Cavendish
ESTATE AGENTS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



3 Higher Common Way
Buckley,
CH7 3PW

Price
£325,000

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.

Set on a private road overlooking Higher Common in Buckley, with far-reaching views towards Moel Famau and the Clwydian Range, this three-bedroom detached dormer bungalow presents a rare opportunity to secure a home in one of Buckley's most desirable locations.

The property enjoys a commanding position with a cobble create driveway, landscaped front garden, and converted garage currently used as a storeroom. Inside, the home offers versatile and spacious accommodation, with a bright living room, fitted kitchen and utility, separate dining room, conservatory, and a ground-floor primary bedroom with ensuite bathroom. A family shower room and additional WC provide practicality, while upstairs there are two further double bedrooms with excellent storage and superb views.

The low-maintenance rear garden is designed for enjoyment, with an Indian sandstone patio, raised sleeper beds, gravelled areas, timber shed, and complete privacy. With its sought-after location, excellent layout, and beautiful outlook, this property is ideal for buyers looking for a unique home that combines countryside living with convenient access to local amenities.



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LOCATION

Set on a private road overlooking Buckley Common with stunning views across to Moel Famau and the Clwydian Range, this detached three-bedroom dormer bungalow offers a rare opportunity to acquire a home in one of the area's most desirable locations.

EXTERNAL

The property is approached via a cobble create driveway providing parking for at least three vehicles. The front garden features raised sleeper beds, established shrub borders, and gravel landscaping. Steps lead to a black Composite front door with obscured glazing. Side access is available through a wooden gate, leading to the rear garden. The former garage

has been converted into a useful storeroom with lighting and power. The property also benefits from outside water taps, water butts, and low-maintenance landscaped gardens.

ENTRANCE

1.24 x 2.22 (4'0" x 7'3")

The entrance hallway is carpeted, with a radiator, pendant light, and storage cupboard housing the electric meter and fuse board. From here, doors lead into the principal rooms.

LIVING ROOM

3.77 x 4.57 (12'4" x 14'11")



A spacious, light-filled room with bay-fronted double-glazed window overlooking Buckley Common. Features include a white marble fireplace with Black tiled hearth and inset gas fire, coving, carpeted flooring, radiator, and ceiling pendant.

Higher Common Buckley**TENURE**

Freehold

COUNCIL TAX

Flintshire County Council - Tax Band E

AGENT NOTES

Unadopted Road Private Road

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 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.

PRIORITY INVESTORS CLUB**VIEWINGS**

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

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

DIRECTIONS

From Cavendish Mold office 1 The Cross High Street Mold Ch7 1AZ Head south-east on High St/B5444 towards Chester St/A5119-Turn left onto Chester St/A5119 0.2 mi-At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi-At Wylfa Roundabout, take the 1st exit onto Mold Byp/A494-1.3 mi At New Brighton Roundabout, take the 3rd exit onto A494

0.6 mi-Turn right onto Alltami Rd 1.1 mi Turn left onto Liverpool Rd/B5127 26 ft Drive to Higher Common Way-1 min Turn right onto Higher Common Rd 0.1 mi Turn right onto Higher Common Way the property will be on the left.

BEDROOM 3

3.34 x 3.63 (10'11" x 11'10")



Another good-sized double, currently used as an office, with carpeted flooring, radiator, sloped ceilings, under-eaves storage, and rear-facing double-glazed window.

W/C

0.88 x 1.28 (2'10" x 4'2")

Handy upstairs facility with vinyl flooring, handbasin, tiled splashback, WC, light, and ventilation.

Garage / Store Room

2.04 x 2.88 (6'8" x 9'5")

GARDEN



The rear garden is designed for ease of upkeep, with gravel, sleeper-edged raised beds, timber fencing, a garden shed, and a beautiful Indian sandstone patio seating area, all enjoying a high degree of privacy.



KITCHEN

5.26 x 2.71 (17'3" x 8'10")



Fitted with a range of wooden wall and base units, display cabinets, wine rack, stainless steel sink with drainer, tiled splashbacks, and built-in fridge/freezer. There is space for an electric cooker, and the kitchen benefits from adjustable spotlighting, vinyl flooring, and a side-facing window. A glazed wooden door leads into the utility room.



UTILITY

3.50 x 1.11 (11'5" x 3'7")

Grey tiled flooring, white base units with wood-effect worktops, plumbing for washer/dryer, gas boiler, and UPVC back door with obscured glazing.

HALLWAY

2.69 x 2.70 (8'9" x 8'10")



DINING ROOM

3.34 x 3.65 (10'11" x 11'11")



Carpeted with ceiling coving, radiator, pendant light, and double doors opening into the conservatory.

CONSERVATORY



Cream tiled flooring, ceiling fan with light, vaulted roof, two radiators, and French doors leading to the patio and garden.

BEDROOM 1

3.32 x 3.65 (10'10" x 11'11")



A generous double with carpeted flooring, large double-glazed window fitted with French-style shutters and blackout blind, radiator, pendant light, and ensuite.

ENSUITE

2.45 x 2.46 (8'0" x 8'0")



Fully tiled, with bath and overhead electric shower plus glass screen, Jack-and-Jill sinks with mirrors and lighting above, WC, heated towel rail, and obscured double-glazed window.

FAMILY SHOWER ROOM

2.71 x 1.71 (8'10" x 5'7")



Grey tiled flooring and walls, WC, walk-in double shower with glass doors, radiator, and obscured window.

LANDING

2.67 x 1.54 (8'9" x 5'0")



Accessed via a hard wood staircase which the treads have been carpeted, from the central hallway, the first-floor landing has useful built-in storage and a Velux window.

BEDROOM 2

3.80 x 3.26 (12'5" x 10'8")



A large double with carpeted flooring, sloped ceilings, built-in wardrobes, under-eaves storage, radiator, and front-facing window with outstanding views over Buckley Common, the Clwydian Range, and Moel Famau.