



**The Gables Knowle Lane**  
Buckley,  
CH7 3JA

**NEW**  
**£280,000**

Full of charm and character, this beautifully presented 1897-built detached bungalow offers a rare opportunity to enjoy period features alongside stylish modern living. Boasting two well-proportioned bedrooms, versatile living spaces including a conservatory, a well-appointed kitchen, and a contemporary family bathroom, the home is perfectly suited for both relaxation and entertaining. The stunning, mature garden complete with a summer house and multiple seating areas provides a peaceful outdoor retreat. Ideally located within close proximity to the common, offering scenic walks, fishing, and open green space, as well as highly regarded local schools and amenities, this delightful property combines lifestyle and convenience in equal measure. With generous parking and a warm, inviting atmosphere throughout, this is a truly special home that must be seen to be fully appreciated.

**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**

Buckley is well positioned for convenient access to Mold, Wrexham, and the wider North Wales region, while also being within easy reach of Chester and key motorway networks, making it ideal for commuters. Situated within this sought-after location, this attractive detached bungalow is offered to the market, benefiting from close proximity to well-regarded schools, local amenities, and excellent transport links to the surrounding areas.

**Entrance Hall**

3.63 x 0.89 (11'10" x 2'11")

A welcoming entrance featuring a uPVC front door, attractive parquet flooring, and original picture rails that add a touch of period charm. Radiator. Doors lead to the principal rooms.

**Dining Area / Study Area**

2.90 x 5.41 (9'6" x 17'8")



A beautifully flowing, multi-functional space enhanced by parquet flooring and period detailing. Opening seamlessly into a dedicated study area, this is ideal for modern living, whether working from home or entertaining. Generous built-in storage with space for utilities.



**Kitchen**

4.87 x 1.89 (15'11" x 6'2")



Beautifully appointed with a cream Shaker-style range of wall and base units, topped with granite work surfaces. Integrated appliances include a fridge freezer, under-counter oven and grill, and a four-ring gas hob with extractor over. Additional features include tiled flooring, part-tiled walls, pan drawers, and plumbing for a dishwasher. Window to the side elevation and door providing direct access to the patio area.

**Family Bathroom**

2.35 x 1.89 (7'8" x 6'2")



Fitted with a corner shower cubicle, wash hand basin, and low-level WC. Complemented by tiled

walls, a side aspect window for natural light and ventilation, and a contemporary ladder-style stainless steel radiator.

**Bedroom One**

4.61 x 3.01 (15'1" x 9'10")



A bright, spacious and airy principal bedroom enjoying dual-aspect windows to the front and side elevations. Radiator and power points.

**Bedroom Two**

3.61 x 2.54 (11'10" x 8'3")



Positioned to the front elevation, this well-proportioned room benefits from a large window allowing plenty of natural light. Fitted with mirrored sliding wardrobes and housing the boiler. Radiator.

**Living Room**

3.54 x 5.26 (11'7" x 17'3")



A comfortable and inviting large reception room featuring a side aspect window and a feature gas fireplace as a focal point. French doors lead through to the conservatory. Radiator.



**Conservatory**

2.35 x 3.46 (7'8" x 11'4")



A lovely additional living space with a pitched roof and wood-effect flooring. French doors open onto the rear garden, with an additional side access door, making this a perfect spot to relax and enjoy the outdoor setting.

**Rear Garden**



A true highlight of the property, this stunning, mature garden offers a private and tranquil setting. Featuring a summer house with power, a charming pond, fruit trees, and well-tended vegetable beds. A raised patio wraps elegantly around the property, providing multiple seating areas ideal for outdoor entertaining.



**Front and Driveway**

A generous frontage with ample off-road parking for multiple vehicles, complemented by convenient side access to the rear garden.



**Directions**

Mold, Flintshire, Leave from King Street, about

0.2 mi, At the roundabout take the second exit onto King Street/A5119 0.6 mi, Bear right at A5119  
1 mi, At the roundabout take the second exit onto A494 0.6 mi, Turn right onto Alltami Road about 0.3 mi, Turn left onto White Farm Road about 0.3 mi,  
Turn right onto The Willow about 0.2 mi, At the roundabout take the second exit onto The Willow 0.7 mi, You have arrived at Church Road/B5128 Knowle Lane, Buckley, Wales CH7 3

**Tenure**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**Council Tax**

\* Council Tax Band C - Flintshire County Council.

**AML**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**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.

**Viewings**

By appointment through the Agent's Mold Office 01352 751515. Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.