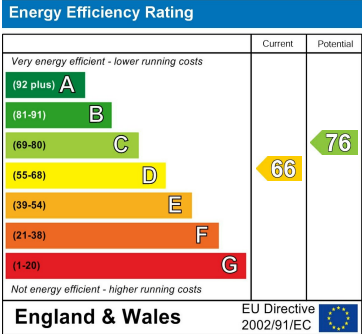


6 Mayfield Drive, Buckley, Flintshire, CH7 2PN



Cavendish

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6 Mayfield Drive
Buckley, Flintshire,
CH7 2PN

Price
£175,000

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.

Six Mayfield Drive is a well-presented two-bedroom semi-detached bungalow located in a popular residential area of Buckley. The property benefits from a driveway with parking for three cars, a recently added carport, and a low-maintenance front and rear garden. Inside, the home offers a bright living room with a feature fireplace, a practical kitchen with access to the garden, two comfortable double bedrooms, and a modern shower room. With double glazing, gas-fired heating, and a convenient single-level layout, this home is ideal for downsizers, first-time buyers, or as a rental investment.

LOCATION



Six Mayfield Drive is a charming two-bedroom semi-detached bungalow situated in a popular residential area of Buckley, perfect for downsizers, first-time buyers, or those looking for an excellent rental opportunity. Buckley town centre provides a range of facilities catering for daily requirements. It is also ideally placed for easy access to commuter links, such as the A55 Expressway and M56/M53 motorways, allowing swift passage further into North Wales, towards the Wirral, Liverpool and Manchester, and to the local business and industrial parks in both Deeside and Chester.

External



As you arrive, the property is set back behind a driveway with parking for up to three cars, bordered by a front garden laid with shingle gravel and framed by a hedge and mature tree for added privacy and kerb appeal. A recently added carport, constructed from steel and UPVC, offers covered parking and leads to a wooden gate giving access to the rear garden. There's also an outside water tap for convenience.

Entrance Hallway

2.21 x 1.31 (7'3" x 4'3")



Entry to the home is via a wood-effect UPVC front door, opening into the entrance hallway which is fitted with wood veneer flooring. The hallway offers a radiator, a trio of halogen spotlights alongside a central pendant light, a thermostat, and switches leading off to the main living spaces.

Kitchen

2.23 x 3.24 (7'3" x 10'7")



The kitchen features wood-effect veneer flooring continuing from the hallway and is fitted with white wall and base units topped with cream marble-effect worktops. A stand-alone gas cooker provides a practical cooking solution, while a stainless-steel sink with drainer sits beneath wood-framed windows overlooking the side of the property. There's space and plumbing for a washing machine, along with under-counter space for a fridge and freezer. The ceiling is finished with wooden cladding and fitted spotlights, adding character and brightness to the space. A UPVC door leads directly out to the rear garden, and white tiled splashbacks offer a clean and fresh finish.

Living Room

3.50 x 5.76 (11'5" x 18'10")



The living room is carpeted for comfort and benefits from two radiators and twin hanging light pendants. A gas fire is set into a striking green tiled fireplace with a wooden mantelpiece above, creating a lovely focal point. A large window at the rear fills the room with light and offers pleasant views over the rear garden. There's ample space for a dining table, making this a flexible room for relaxing or entertaining.



Hallway

0.89 x 0.82 (2'11" x 2'8")

From the living room, a small hallway leads through to the bedrooms and bathroom.

Bedroom 1

3.28 x 3.41 (10'9" x 11'2")



Bedroom One is a good-sized double room with carpeted flooring, recently installed UPVC double glazed window looking out to the front of the property, a radiator, and a pendant light fitting.



Bedroom 2

2.49 x 4.09 (8'2" x 13'5")



Bedroom Two is also a double room, finished with carpeted flooring, a radiator, and a light pendant. This room has recently installed double glazed windows, overlooking the front of the property and providing excellent insulation and soundproofing.

Bathroom

2.19 x 1.97 (7'2" x 6'5")



The bathroom is fitted with anti-slip vinyl flooring and includes a white WC and white basin with tiled splashback, a silver towel rail, and UPVC support handles for added accessibility. There's a glass shower cubicle housing an electric shower, surrounded by white tiles for a crisp finish. A frosted double glazed window to the side ensures privacy while allowing natural light. The ceiling is fitted with spotlights, and there's access to the loft as well as an airing cupboard for additional storage.

Rear Garden

The low-maintenance rear garden is laid with paving and gravel, bordered by hedging at the rear for privacy. There's a metal storage unit for garden tools or equipment, and a wooden gate allows easy access back to the front carport. This property offers a fantastic opportunity for buyers looking for single-level living in a well-established area, with potential to personalise and make it their own.



DIRECTIONS

Cavendish Estate Agents Mold - 1 High St, 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 3rd exit onto Mold Rd/A549-1.3 mi Turn right onto Springfield Dr-197 ft Turn right onto Mayfield Drive property will be on the right.

TENURE

Freehold

COUNCIL TAX

Flintshire County Council - Tax Band C

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 SERVICE

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 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.