



**39 Moel View Road**  
Buckley,  
CH7 2BT

**NEW**  
**£250,000**

**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.

\*\*\* No Onward Chain\*\*\* 39 Mole View Road is a beautifully presented three-bedroom detached bungalow set in a sought-after area of Buckley, just a short walk from local amenities, schools, and scenic views towards Hope Mountain. The property offers spacious and versatile accommodation, including a modern kitchen, bright living and dining rooms, three well-proportioned bedrooms, and a stylish contemporary shower room. Externally, it features generous parking, a low-maintenance rear garden, and an insulated garage currently used as a gym. Perfect for buyers seeking a well-kept home in a convenient and popular location.



**LOCATION**

39 Mole View is an attractive and well-maintained three-bedroom detached bungalow, ideally positioned within walking distance of Buckley town centre, local amenities, and highly regarded schools. The property enjoys pleasant outlooks towards Hope Mountain and offers spacious, flexible accommodation throughout.

**EXTERNAL**

Approached via a generous tarmac driveway with parking for 3+ vehicles, the property enjoys excellent kerb appeal with a neatly kept front garden, raised stone flowerbed, and mature hedging providing privacy. A wooden side gate gives access to the rear garden, you will also find a gas meter, a side entrance into the kitchen, and the single attached garage—now insulated and currently used as a home gym. The exterior is smartly presented with modern grey uPVC windows and doors.

**ENTRANCE PORCH**

1.22 x 1.47 (4'0" x 4'9")



A contemporary grey composite front door with stained-glass detail opens into a carpeted entrance porch with hanging ceiling light.

**HALLWAY**

5.13 x 1.01 (16'9" x 3'3")

An internal glazed wooden door leads into the welcoming hallway, which is carpeted and features two ceiling lights, radiator, storage cupboard housing the Worcester gas boiler, and loft access. The loft is partially boarded for additional storage.

**LIVING ROOM**

4.95 x 3.33 (16'2" x 10'11")



A beautifully bright and spacious living room with carpeted flooring, white radiator, and a large double-glazed bay window offering impressive views towards Hope Mountain. The room features coved ceilings, a central light pendant, and a gas fire with decorative surround and wooden mantel atop a black granite hearth. An archway leads through to the dining room.

**DINING ROOM**

4.00 x 2.77 (13'1" x 9'1")



With wood-effect flooring, radiator, and two double-glazed windows to the side of the property, this is a generous and airy space for family dining. Features include a useful storage cupboard housing the fuse board, shelving, and wooden glazed doors opening into the kitchen.

**KITCHEN**

5.73 x 2.67 (18'9" x 8'9")



Renovated only three years ago, the stylish kitchen boasts grey base units paired with light grey wall cabinets and matching handles. A grey worktop, Bosch oven and grill, electric induction hob, and grey/green tiled splashback with extractor complete the modern look. There are plentiful power points, a Lamona grey composite sink with chrome mixer tap, Bosch full-size dishwasher, Bosch washing machine, and Bosch fridge-freezer. A large double-glazed window overlooks the rear garden, with spotlights above and herringbone Kardean-style flooring underfoot.

Two uPVC double-glazed doors lead out—one to the rear garden and one to the side of the property.

**BEDROOM 2**

2.13 x 3.00 (6'11" x 9'10")



A well-proportioned double bedroom with carpeted flooring, hanging light pendant, radiator, and double-glazed window overlooking the side of the property. The room includes built-in sliding wardrobes with shelving, drawers and ample hanging space.

**BEDROOM 3**

2.09 x 2.98 (6'10" x 9'9")



The first room on the right is a versatile bedroom, currently used as a home office. It features carpeted flooring, radiator, USB sockets, hanging light pendant, and a double-glazed window overlooking the front garden.

**SHOWERROOM**

2.53 x 1.59 (8'3" x 5'2")



Stylishly updated, the modern shower room features wood-effect flooring and contemporary dark concrete-effect wall panelling for a low-maintenance finish. Includes a white vanity sink with storage, mirror above, walk-in double shower with rainfall and handheld heads, chrome towel radiator, separate WC, and obscure double-glazed window to the rear.

**GARDEN**

The low-maintenance rear garden includes a small lawned area, raised flower bed, greenhouse, wooden shed, and access around to the front of the property. Ideal for those seeking a manageable yet attractive outdoor space.

**GARAGE**

4.73 x 2.36 (15'6" x 7'8")

The single attached garage has been insulated and converted into a home gym area, complete with carpeted flooring, heating, power, lighting, and wooden glazed doors. There is space for additional appliances such as a freezer and tumble dryer, making it a highly practical and versatile space.

**TENURE**

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

**COUNCIL TAX**

\* Council Tax Band D - 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.

**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.

**DIRECTIONS**

From the Agent's Mold Office proceed along Chester Street and turn right at the roundabout onto Chester Road. Follow the road to the roundabout on the outskirts of the town and take the second exit for Mynydd Isa / Buckley. Proceed up the hill and through Mynydd Isa and thereafter into Buckley. Turn right after the Pren Hill onto Springfield Drive and follow the road for approximately three quarters of a mile and onto Nant Mawr Road, and take the right hand turning into Moel View Road whereupon the property will be found second on the right. at the top of the cul-du-sac.