

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current Potential       |
| (92 plus) A                                 | 93                      |
| (81-91) B                                   | 85                      |
| (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 |

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



**16 Ffordd Dol Gwyn Buckley**  
Buckley,  
CH7 2DQ

**NEW**  
**£475,000**

An immaculately presented four-bedroom detached home, set in a highly sought-after residential development in Buckley built by renowned local builder F G Whitley & Sons. This modern family property offers spacious and versatile living with a welcoming hallway, study/snug, generous living room, and a stunning open-plan kitchen, dining and family area with French doors to the garden. A separate utility room and ground-floor WC add practicality.

Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish en suite, while three further double bedrooms and a contemporary family bathroom complete the accommodation.

Externally, the home boasts a large brick-paved driveway with parking for multiple vehicles, an integral double garage, and a landscaped rear garden perfect for entertaining with far reaching views of countryside and Hope Mountain.

Ideally located for Buckley town centre, well-regarded schools, and excellent road links to Chester and the wider region, this property is perfectly suited for families and professionals alike.

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**

A beautifully presented four-bedroom detached family home offering spacious accommodation, a modern open-plan layout, and excellent kerb appeal. The property forms part of this noted development of quality homes, approximately half a mile from Buckley town centre and is within a few minutes of the A55 expressway at Dobshill enabling ease of access to Chester (11 miles) and the motorway network beyond. Buckley provides a comprehensive range of shopping facilities catering for most daily needs, doctor surgeries and popular schools for all ages. The Broughton Retail Park is also within five miles with range of high street shops, cinema and restaurants.

**EXTERNAL**

The property is approached via a brick-paved driveway with parking for up to four vehicles, leading to an attached double garage. A neat front lawn and a paved pathway guide you to the black UPVC front door, finished with attractive stained-glass detailing.

**ENTRANCE HALLWAY**

1.83 x 3.87 (6'0" x 12'8")



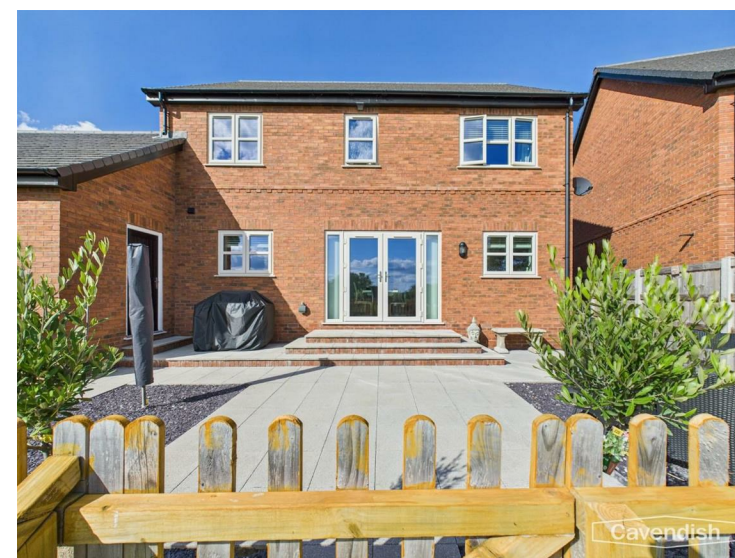
The welcoming hallway features stylish grey tiled flooring, a radiator with cover, and carpeted stairs with a white wooden balustrade leading to the first floor. From here, doors open to the main reception rooms.

**LIVING ROOM**

3.27 x 5.52 (10'8" x 18'1")



A generously sized reception room with a bay-fronted double-glazed window providing plenty of natural light. The room is carpeted and includes two pendant light fittings, a radiator, chrome light switches and sockets, and satellite connection points — perfect for relaxing evenings or entertaining guests.

**TENURE**

Freehold

**COUNCIL TAX**

Flintshire County Council - Tax Band F

**DIRECTIONS**

Directions from Cavendish Estate Agents, From our Mold office, head south-east on High Street (B5444) towards Chester Street (A5119). Turn left onto Chester Street (A5119) and continue for approximately 0.2 miles. At the roundabout, take the 3rd exit onto Chester Road (A541). Continue on the A541 for about 0.5 miles. At Wylfa Roundabout, take the 4th exit to stay on the A541. After 0.7 miles, take a slight left onto the A5118. Follow the A5118 for 1.4 miles, then turn left onto Padeswood Road South. Continue for 0.6 miles before turning right onto Ffordd Dol Gwyn. The property, number 16, will be on your left.

**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**

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.

**BEDROOM 3**

3.24 x 3.43 (10'7" x 11'3")



A good-sized double room with fitted wardrobes, mirrored sliding doors, radiator, pendant lighting, and a double-glazed window overlooking the garden.

**BEDROOM 4**

2.89 x 3.21 (9'5" x 10'6")



Also a double room, with carpet, radiator, TV point, and rear-facing window with pleasant views overlooking Hope mountain and fields.

**GARAGE**

5.11 x 5.53 (16'9" x 18'1")

An integral double garage with electric doors, lighting, power, fuse board, concrete flooring, and eaves storage. A side UPVC access door adds convenience.

**GARDEN**



**OFFICE/ SNUG ROOM**

3.06 x 2.83 (10'0" x 9'3")



Positioned at the front of the property, this versatile room makes an ideal home office or snug. It benefits from carpeted flooring, radiator, pendant light, and a large double-glazed window overlooking the front garden.

**OPEN PLAN KITCHEN FAMILY ROOM**

8.50 x 3.65 (27'10" x 11'11")



The heart of the home is this impressive open-plan space, where grey marble-effect tiled flooring flows throughout.

**KITCHEN**



Fitted with modern grey gloss wall and base units, complemented by white marble worktops and splashbacks. Features include a large kitchen island with breakfast bar seating, soft-closing drawers, a five-burner gas hob with stainless steel extractor, built-in double oven and microwave, integrated dishwasher, stainless steel sink with instant hot water and filter tap, and both under-counter and plinth lighting. A full-height pantry cupboard offers excellent storage.

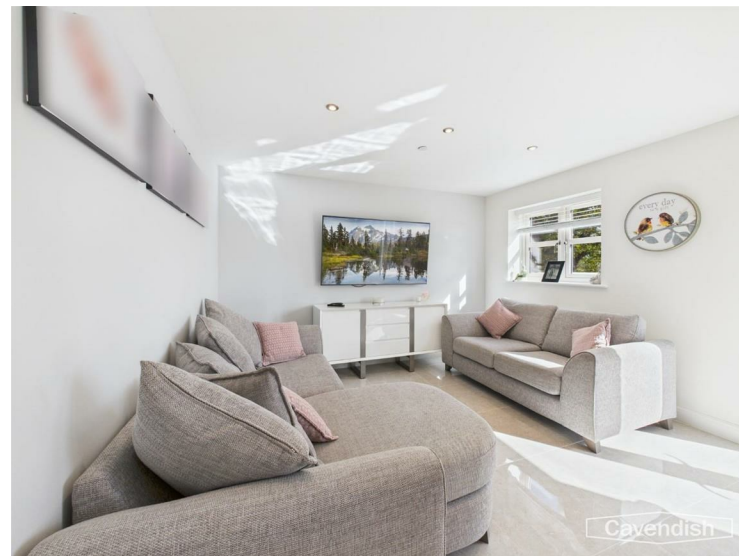


**DINING AREA**



A bright and spacious area with ample room for a dining table and soft seating. Double French doors open directly onto the rear garden, and LED spotlights provide modern overhead lighting. There is also a handy under-stairs storage cupboard.

**FAMILY AREA**



**UTILITY ROOM**

2.09 x 1.83 (6'10" x 6'0")



Accessed via a door from the kitchen, the utility room continues the grey tiled flooring and cabinetry, with additional worktop space, a stainless steel sink with adjustable faucet, and space for both a washing machine and dryer. A Worcester gas boiler is also housed here. A side UPVC door opens to the driveway and garage.

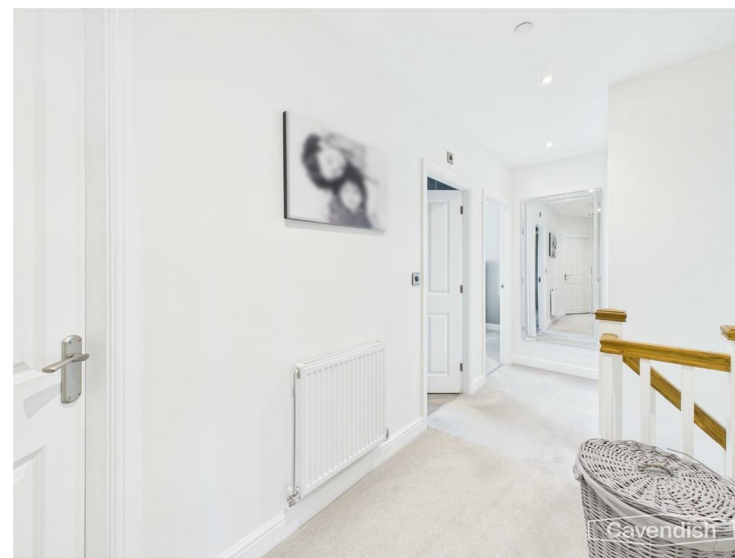
**DOWNSTAIRS W/C**

0.88 x 1.84 (2'10" x 6'0")

A separate WC includes a hand basin with concealed cistern and matching décor.

**LANDING**

4.49 x 1.51 (14'8" x 4'11")

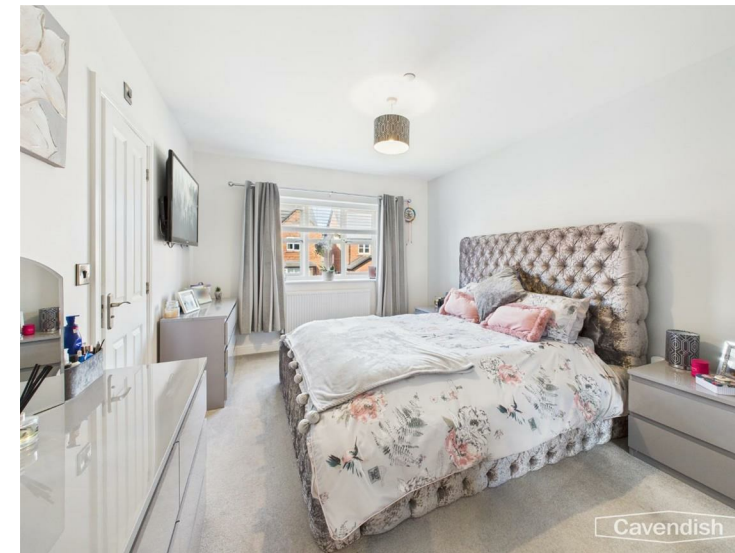


The landing gives access to four double bedrooms and the family

bathroom, with loft access (partially boarded) and an airing cupboard housing the hot water tank.

**PRIMARY BEDROOM**

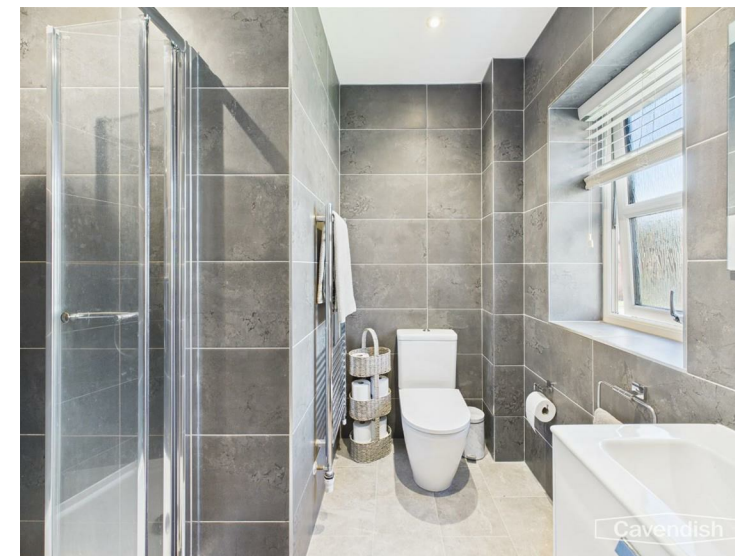
3.28 x 4.22 (10'9" x 13'10")



A spacious double bedroom with large front-facing double-glazed window, built-in wardrobes with mirrored doors, and radiator.

**ENSUITE SHOWER ROOM**

0.88 x 2.41 (2'10" x 7'10")



The en suite is finished to a high standard with slate-effect tiling, a corner shower unit with adjustable rainfall shower, WC, and vanity wash basin with storage beneath. Heated towel rail and obscured window complete the room.

**BEDROOM 2**

3.17 x 3.86 (10'4" x 12'7")



A good-sized double room with fitted wardrobes, mirrored door and wooden cabinetry, radiator, pendant lighting, and a double-glazed front-facing window.

**FAMILY BATHROOM**

2.24 x 2.55 (7'4" x 8'4")



Beautifully finished with grey tile-effect laminate flooring, dark slate-style wall tiling, and a white suite comprising separate bath and glass screen shower unit with rainfall shower overhead and additional adjustable shower head, vanity wash basin with storage, and WC. Heated towel rail, shaver point, and obscured rear window.