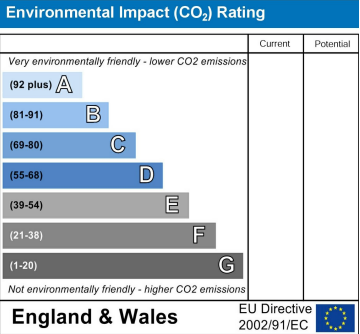
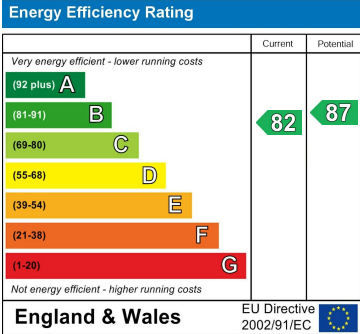
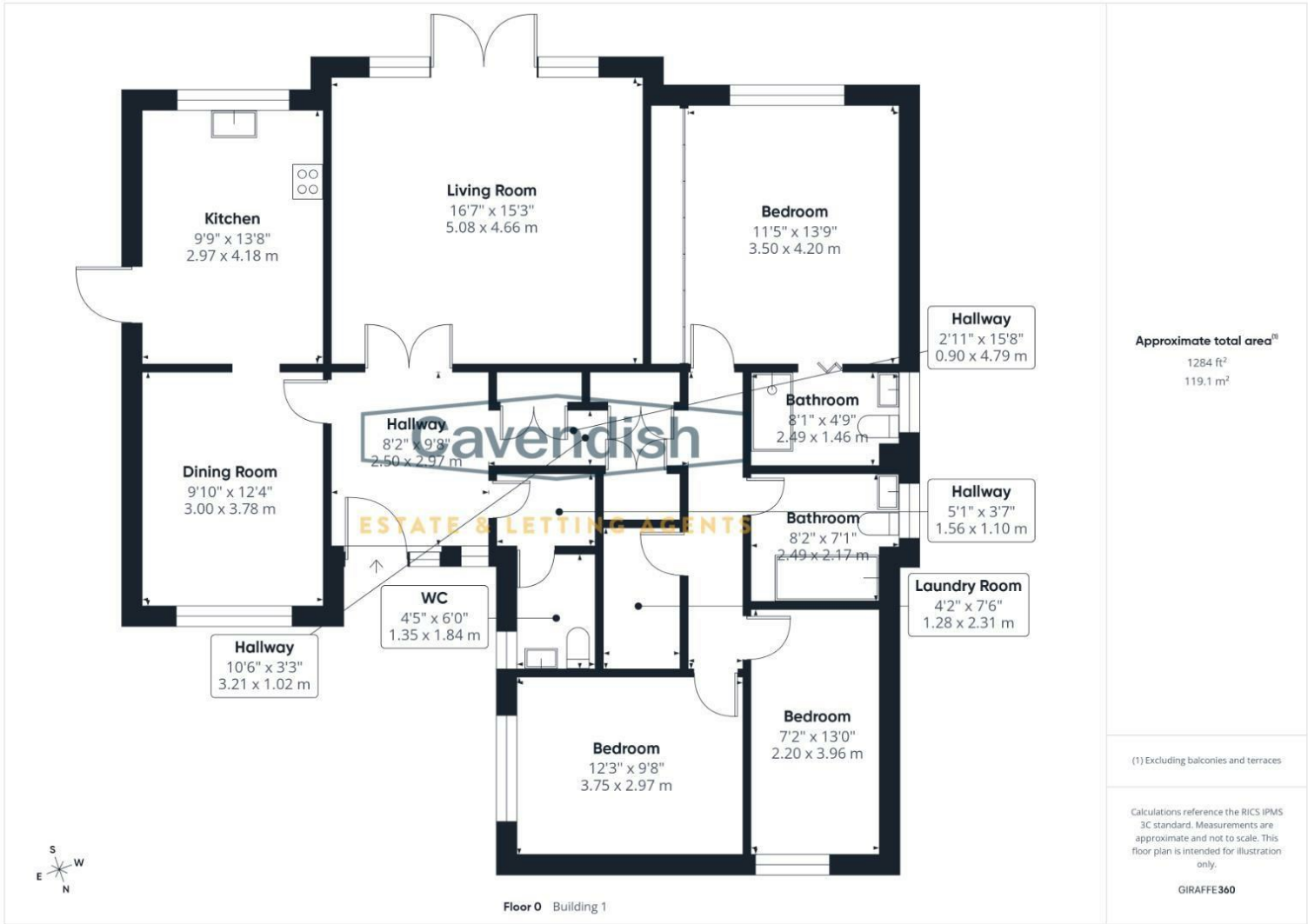


36 Dinghouse Wood, Buckley, CH7 3DH



Cavendish

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36 Dinghouse Wood
Buckley,
CH7 3DH

Offers Over
£350,000

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 On Ward Chain*** Occupying a generous plot within a quiet cul-de-sac on the edge of Buckley, this beautifully maintained three-bedroom detached bungalow offers spacious single-storey living, superbly landscaped gardens and an impressive range of energy-efficient upgrades including 14 solar panels and an air source heat pump.

The property offers versatile accommodation with a spacious living room, separate dining room, fitted kitchen, principal bedroom with en-suite, detached garage and extensive off-road parking including space for a caravan or motorhome. Located within easy reach of the A55 Expressway, Chester, Hawarden and North Wales, this superb home is ideal for those seeking peaceful surroundings without compromising on convenience.

Location

Dinghouse Wood is a highly regarded residential cul-de-sac situated on the edge of Buckley, offering the perfect balance between peaceful living and excellent commuter links. The property enjoys easy access to the A55 North Wales Expressway, providing convenient routes to Chester, Hawarden, Mold and the wider North West. Buckley itself offers an excellent range of shops, supermarkets, cafés, healthcare facilities and highly regarded schools, whilst the surrounding countryside provides an abundance of walking routes and outdoor leisure opportunities.

External



To the front, a substantial brick-paved driveway provides off-road parking for approximately three vehicles, whilst an additional gravelled parking area offers space for a further vehicle, caravan or motorhome. The detached single garage benefits from power, lighting and an up-and-over door. Air Source heat pump and solar 14 panels on the rear roof.

Entrance Hallway

2.50 x 2.97 (82" x 98")



A welcoming entrance porch opens into a spacious central hallway, creating an excellent first impression. The hallway provides access to all principal accommodation and features fitted carpeting, radiator and useful cloak storage with loft access.

Kitchen

2.97 x 4.18 (98" x 138")



The well-appointed kitchen is fitted with a range of white wall and base units complemented by contrasting grey worktops, radiator. Integrated appliances include a Bosch electric oven, electric hob and extractor hood, with stainless steel sink overlooking the rear garden. A stable-style side door provides convenient external access.



Dining Room

3.00 x 3.78 (910" x 124")



Positioned to the front of the property, the separate dining room offers an excellent space for formal entertaining. Subject to the necessary alterations, this room could easily be incorporated into the adjoining kitchen to create a stunning open-plan kitchen/dining space.

Living room

5.08 x 4.66 (167" x 153")



A wonderfully bright and spacious reception room enjoying full-height windows and glazed patio doors overlooking the rear garden, allowing natural light to flood the room. A contemporary electric fireplace provides an attractive focal point, whilst ample space is available for family seating and entertaining.

W/C

1.35 x 1.84 (45" x 60")

A practical cloak cupboard houses the consumer unit, whilst the adjacent cloakroom is fitted with a concealed cistern WC, vanity wash basin with storage beneath, tiled splashback and extractor ventilation.

Primary Bedroom

3.50 x 4.20 (115" x 139")



A generous double bedroom benefiting from extensive fitted wardrobes with mirrored sliding doors, radiator, wall lighting and pleasant side aspect.

Ensuite

2.49 x 1.46 (82" x 49")



Comprising a corner mains-fed shower, concealed cistern WC, vanity wash basin with storage, heated towel rail, extractor fan and fully tiled walls.

Bedroom 2

3.75 x 2.97 (123" x 98")



Another excellent double bedroom overlooking the front elevation with ample space for freestanding furniture, complemented by wall lighting and radiator.

Family Bathroom

2.49 x 2.17 (82" x 71")



Appointed with a white suite comprising panelled bath with mains-fed shower over and glazed screen, concealed cistern WC, vanity wash basin, heated towel rail and complementary tiled splashbacks.

Bedroom 3

2.20 x 3.96 (72" x 121")



Currently arranged as a twin bedroom with radiator, this versatile room would equally make an excellent home office, guest bedroom or hobby room.

Garden



The beautifully landscaped rear garden has been thoughtfully designed to create a peaceful outdoor retreat. A generous paved patio extends directly from the living room, perfect for outdoor dining and entertaining. Steps lead to a raised gravelled garden with beautifully stocked flower borders, mature shrubs and established planting. A timber decked seating terrace, framed by attractive rose bushes and evergreen hedging, enjoys an excellent degree of privacy. Further benefits include a timber garden shed, external power point and gated side access.

Decking



Garage

5.17 x 3.61 (1611" x 1110")



The detached single garage benefits from power, lighting and an up-and-over door

Tenure

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

Council Tax

* Council Tax Band G - Flintshire County Council.

Agents Notes

Solar Panels
Air source heat pump
Brick and Timber Dual Construction

AML

Anti-Money Laundering Verification
Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a sale.

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.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

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.