REID & ROBERTS

INDEPENDENT ESTATE AGENTS

# Ty Difyr Jubilee Road

Buckley, CH7 2BF

Offers Over £400,000

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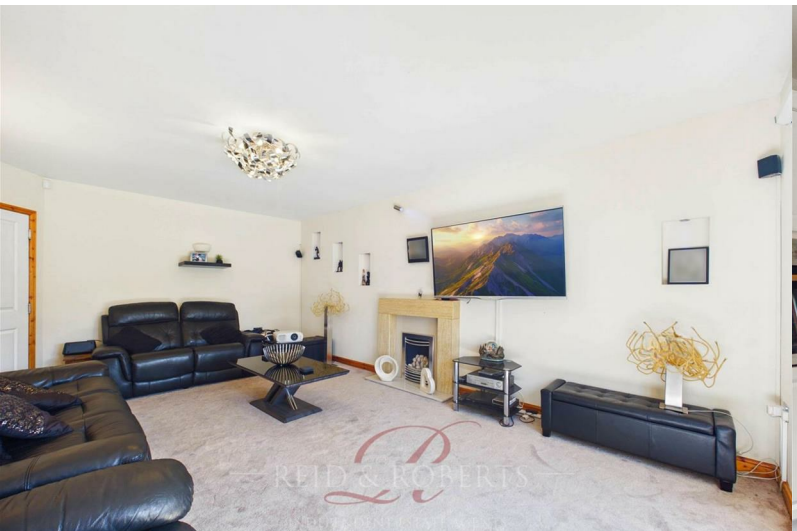


# Ty Difyr Jubilee Road

Buckley, CH7 2BF

## Offers Over £400,000

### Disclaimer

Following a significant price reduction, this property now represents an exceptional opportunity for prospective purchasers. Having originally received consistent valuations from five independent estate agents, the vendor has made the decision to market the property at a substantially reduced asking price to reflect his genuine motivation to secure a sale and move forward with his onward plans. Priced with a swift sale in mind, this is a fantastic opportunity for buyers looking to secure excellent value. Furthermore, the vendor is open to negotiating the inclusion of furniture within the asking price, offering additional convenience for those looking for a straightforward move.

### Accommodation Comprises

The property is approached via a block paved driveway providing ample off road parking for several vehicles extending to the front entrance.

### Entrance Reception Room

A wood-grain uPVC entrance door with decorative double glazed frosted panels and matching full-height side panel opens into this wonderfully welcoming space. Finished with solid wood flooring and featuring an attractive turned staircase rising to the first-floor accommodation, the hallway offers ample space for freestanding furniture together with a generous open area beneath the staircase providing useful storage potential. Further features include inset spotlights, smoke alarm and three double panelled radiators, with doors providing access to the principal ground-floor accommodation.

### Lounge

An exceptionally spacious principal reception room enjoying a fantastic connection with the rear garden through wood-grain uPVC double glazed French doors with matching side panels. The focal point of the room is an attractive stone-effect electric fire set upon a granite hearth with matching inset and contrasting marble-effect surround. Decorative illuminated wall alcoves add further character, whilst the room also benefits from an integrated surround sound system, TV points, wall lighting, central ceiling light, two double panelled radiators and carpeted flooring. The generous proportions provide ample space for substantial lounge furniture whilst retaining an excellent sense of space.

### Dining Room

A generous and highly versatile second reception room positioned to the front of the property. Currently providing an excellent formal dining space, the proportions would equally lend themselves to use as a home office, additional sitting room, playroom or potentially a ground-floor bedroom depending upon individual requirements. Finished with wood-effect laminate flooring and benefiting from a wood-grain uPVC double glazed window to the front elevation, double panelled radiator, central ceiling light and additional wall lighting.

### Kitchen

A well-proportioned fitted kitchen offering an excellent combination of storage, preparation and informal dining space. The kitchen comprises a comprehensive range of white wall and base units complemented by granite-effect work surfaces and matching upstands, incorporating a stainless steel one-and-a-half bowl sink with drainer and mixer tap. Integrated appliances include an eye-level oven, four-ring gas hob with glass splashback and stainless steel extractor hood above, together with a built-in dishwasher and practical pan drawers. A breakfast bar provides an ideal space for informal dining. Further features include tiled flooring, inset spotlights, kickboard lighting, integrated speakers, smoke alarm, double panelled radiator and a wood-grain uPVC double glazed window overlooking the rear elevation. An open walkway continues naturally into the adjoining utility room.

### Utility

A practical extension of the kitchen providing valuable additional storage and appliance space. Fitted with a further range of wall and base units with granite-effect work surfaces, the room provides plumbing and space for laundry appliances together with ample room for a substantial American-style fridge freezer. Inset and sensor-activated lighting adds convenience, whilst further features include a single panelled radiator and wood-grain uPVC double glazed window overlooking the rear garden. A matching uPVC external door with double glazed frosted panel provides direct access outside.

### Home Bar / Entertainment Room

Without question one of the most distinctive features of this remarkable home, this purpose-designed entertainment room creates an incredible setting for hosting family and friends. At its heart is a substantial fitted mirrored bar topped with granite work surfaces, incorporating multiple draught pumps, extensive shelving, electrical sockets and integrated feature lighting. A hinged section of the bar provides convenient access behind, creating an authentic and practical entertaining set-up. The room has been designed with atmosphere firmly in mind, incorporating extensive LED and feature lighting, integrated surround sound, TV and entertainment connections and a fitted corner seating area with illuminated detailing. The dedicated entertainment features make this a truly unique space, although the generous proportions also offer exciting potential for adaptation into a games room, cinema room or alternative reception space should a purchaser wish.

### Gym / Office Room

Currently utilised as a dedicated home gym, this excellent additional reception room further demonstrates the versatility of the ground-floor accommodation. Generous enough to accommodate a variety of uses, the room could easily become a playroom, home office, snug or additional bedroom if required. Features include wood-effect laminate flooring, double panelled radiator, central ceiling light, TV point, electrical sockets and a wood-grain uPVC double glazed window overlooking the front elevation. An internal door provides convenient direct access into the integral garage.

### Downstairs Cloakroom

Fitted with a low flush WC and wall-mounted wash hand basin complemented by a decorative pebbled splashback. Further features include tiled flooring, a chrome ladder-style heated towel rail and extractor fan.

### First Floor Accommodation

The turned staircase rises to an exceptionally spacious first-floor landing, creating another impressive feature within the home rather than simply serving as a passageway between rooms. Finished with solid wood flooring, the landing offers ample space for furniture or a reading area and benefits from a wood-grain uPVC double glazed window to the front elevation, double panelled radiator, inset spotlights and smoke alarm. A useful under-stair storage cupboard provides additional practicality, whilst a further staircase rises to the second-floor accommodation.

### Principal Bedroom

An exceptionally spacious principal bedroom offering impressive proportions with ample room for a super king-size bed and additional bedroom furniture. A full wall of fitted wardrobes with mirrored sliding doors provides excellent storage with internal shelving, hanging rails and power. Further features include carpeted flooring, inset spotlights, a wood-grain uPVC double glazed window with fitted blackout blind, TV point, integrated surround sound system and a dedicated air-conditioning unit. A door leads into the generous private en-suite.

### En-Suite

The spacious en-suite is fitted with a three-piece suite comprising a P-shaped panelled bath with mixer tap, glazed shower screen and electric shower over, wall-mounted wash hand basin and low flush WC. Finished with fully tiled walls and flooring, inset spotlights, illuminated wall mirror, shaver point, extractor fan and chrome ladder-style heated towel rail. A Velux window with fitted blind provides natural light.

### Bedroom Two

An exceptionally generous double bedroom capable of comfortably accommodating a king-size bed alongside substantial freestanding furniture. Finished with wood-effect laminate flooring and benefiting from a double panelled radiator, central ceiling light and wood-grain uPVC double glazed window overlooking the rear elevation. The excellent proportions also provide ample space to incorporate a dressing or study area if desired.

### Bedroom Three

Another excellent double bedroom featuring wood-effect laminate flooring, fitted wardrobes with hanging rail, TV point, double panelled radiator and a wood-grain uPVC double glazed window overlooking the front elevation.

### Bedroom Four

A further particularly spacious double bedroom, currently accommodating a king-size bed, sofa and additional furniture whilst retaining an excellent sense of space. Benefiting from wood-effect laminate flooring, TV point, double panelled radiator and deep fitted wardrobes with shelving. A wood-grain uPVC double glazed window overlooks the rear elevation.

### Office / Nursery

A versatile L-shaped room offering excellent flexibility to suit individual requirements. Ideally suited as a home office, nursery, dressing room or occasional bedroom, with wood-effect laminate flooring, two ceiling light points, single panelled radiator and a wood-grain uPVC double glazed window overlooking the rear elevation.

## Family Bathroom

An exceptionally spacious family bathroom and a real feature of the first-floor accommodation, fitted with an impressive four-piece suite. The centrepiece is a large inset corner bath approached by tiled steps and complemented by a decorative mirrored alcove. There is also a substantial corner shower enclosure with mains-powered rainfall shower and separate handheld attachment, low flush WC and a striking twin wash basin arrangement with mixer taps. The bathroom is finished with fully tiled walls and flooring, while two illuminated mirrored alcoves positioned above the wash basins provide both a practical and attractive feature. Further benefits include inset spotlighting, extractor fan, integrated speakers and a wall-mounted chrome ladder-style heated towel rail. The sheer size of the room gives it a luxurious, almost spa-like feel rarely found in a family bathroom.

## Second Floor Landing

The staircase continues to the second floor, opening onto a landing area with wood-effect laminate flooring, inset spotlights and smoke alarm. Useful eaves storage provides excellent additional storage space, with doors leading to two further double bedrooms and the second-floor bathroom.

## Bedroom Six

A fantastic double bedroom enjoying the character of a vaulted ceiling with inset spotlights. Featuring wood-effect laminate flooring, double panelled radiator and TV point, together with a wood-grain uPVC double glazed window enjoying far-reaching views. A double glazed Velux window with fitted blind provides additional natural light.

## Bedroom Seven

Another excellent double bedroom featuring a vaulted ceiling with inset spotlights, wood-effect laminate flooring, double panelled radiator and TV point. Natural light is provided by both a wood-grain uPVC double glazed window and Velux window with fitted blind, whilst extensive storage extending into the eaves makes excellent use of the available space.

## Garage

The integral garage provides excellent additional storage and is conveniently accessed internally from the property. Given the sheer versatility of the accommodation, the garage also offers further potential for alternative use or conversion, subject to any necessary permissions and regulations.

## Rear Garden & Entertaining Space

The outside space has been thoughtfully designed to continue the property's fantastic emphasis on entertaining. A substantial decked area provides ample room for outdoor seating and dining, together with a dedicated hot tub area incorporating drainage and convenient external power points. Integrated outdoor speakers connect with the property's entertainment system, whilst provision for an outdoor projector creates the opportunity for summer cinema nights from the comfort of the garden. There is also a bespoke barbecue area and an excellent amount of space for entertaining larger groups of family and friends. The garden further benefits from substantial reinforced outbuildings, providing an exceptional amount of storage and excellent potential for use as workshops, hobby spaces or garden stores. The current owners have indicated that a number of items within the property and garden may be available by separate negotiation, providing an incoming purchaser with the opportunity to retain elements of the home's existing entertainment set-up if desired.

## EPC Rating - C

## Council Tax Band - G

## Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

## How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

## Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

## Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

## Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

## Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

## Tenure Information

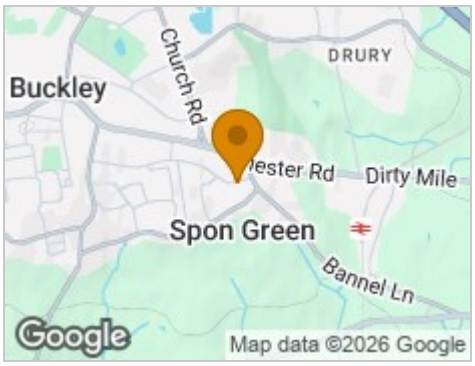
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

## Services

## Road Map

## Hybrid Map

## Terrain Map

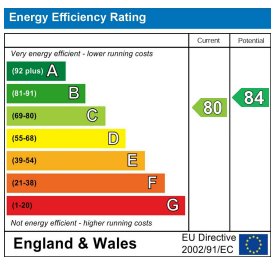



## Floor Plan

## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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