



## 36 Bryn Awelon

Buckley, CH7 2QB

Offers In The Region Of £220,000



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## Accommodation Comprises

The property is approached via a tarmac driveway providing off-road parking for two large vehicles, complemented by decorative pebble borders to the side creating an attractive and low-maintenance frontage. The driveway extends to the side of the property providing access to the rear garden and detached garage.

## Entrance Hallway

Accessed via the front entrance door, the welcoming hallway provides access to the lounge and staircase rising to the first floor accommodation. The hallway benefits from a radiator and central ceiling light point.

## Lounge

A bright and welcoming reception room featuring hardwood flooring, a UPVC double glazed window to the front elevation with side openers and fitted blind, panel radiator, coved ceiling and central ceiling light point. The room is further enhanced by an electric wall-mounted fire creating a cosy focal point.

## Dining Room

Open plan from the lounge, the dining area provides a great space for family dining and entertaining. The room benefits from a double panel radiator and UPVC double glazed patio doors leading out to the beautifully presented south-facing rear garden.

## Kitchen

Fitted with a range of wall, base and drawer units with granite-effect work surfaces over and vinyl flooring. A UPVC double glazed window to the rear elevation with top opener provides natural light. Integrated appliances include an electric oven with four-ring induction hob and extractor fan over, along with an integrated dishwasher. There is space and plumbing for a washing machine (included) and a designated recess for a tall freestanding fridge freezer which will also be included. The kitchen also features a composite sink unit with mixer tap and matching drainer. A UPVC double glazed door with frosted inset provides access to the extended driveway with further access to the rear garden and detached garage. The kitchen also benefits from a radiator and a useful under-stairs storage cupboard housing the electric consumer unit (fuse box) and electric/gas meters.

## First Floor Accommodation

### Landing

Providing access to all first floor rooms. The landing also benefits from a useful airing cupboard located over the stairs, housing the boiler and fitted with shelving, offering excellent additional storage space.

## Bedroom One

A spacious bedroom featuring wood panel flooring, a UPVC double glazed window to the front elevation, panel radiator, coved ceiling and central ceiling light point.

## Bedroom Two

Situated to the rear of the property and benefiting from wood panel flooring, a UPVC double glazed window to the rear elevation with side opener, panel radiator and central ceiling light point.

## Bedroom Three

Located to the front of the property and offering wood panel flooring, a UPVC double glazed window to the front elevation, panel radiator, coved ceiling and central ceiling light point.

## Family Bathroom

Fitted with a three-piece suite comprising a panel bath with power shower over and handheld attachment, wash hand basin set within a vanity unit and low flush WC. The bathroom also benefits from tiled flooring, tiled walls, chrome heated towel rail, central ceiling light point and a UPVC double glazed frosted window to the rear elevation with top opener.

## External

### Rear Garden

The recently landscaped south-facing rear garden has been thoughtfully designed to create the perfect outdoor retreat. Immediately from the dining room is a generous patio area ideal for seating and outdoor dining. Steps lead up to a large raised section laid with artificial lawn for low-maintenance enjoyment. The garden is enclosed by wooden fence panels and enhanced with decorative pebble features, raised beds, water features and well-designed planting areas.

## Detached Garage

Accessed via an up-and-over door to the front, the detached garage also benefits from a UPVC double glazed door with frosted inset to the side elevation providing access from the garden, along with a UPVC double glazed window to the rear. With power and lighting installed, the garage offers excellent potential for use as a workshop, gym or additional storage space.

## EPC Rating TBC

## Council Tax Band C

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### 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

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### 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.

### 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.

### Services

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.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

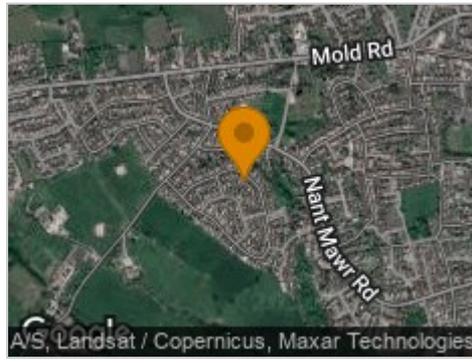
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



## 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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