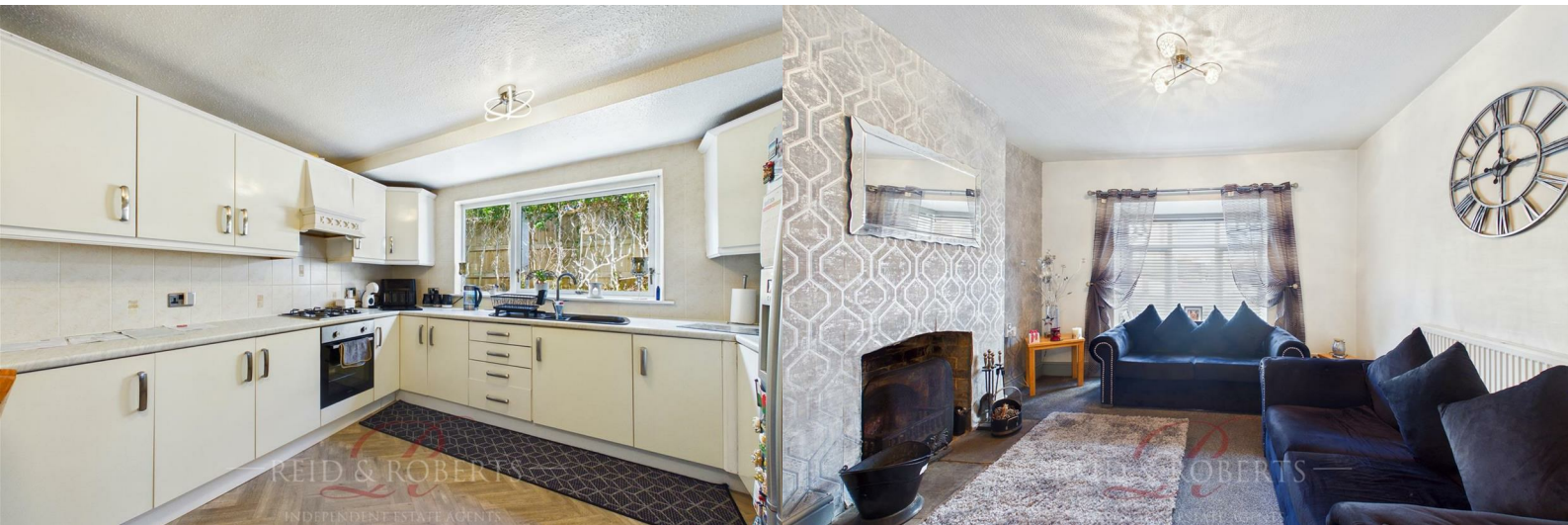




## The Bungalow Tabernacle Street

Buckley, CH7 2JT

Offers In The Region Of £275,000



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## Property Description

Reid & Roberts are delighted to present this charming and deceptively spacious three-bedroom detached bungalow, ideally situated in the highly sought-after area of Buckley. This beautifully maintained home offers a superb balance of space, comfort, and versatility, with a thoughtfully designed layout that flows effortlessly throughout. Boasting a bright and airy interior, multiple reception areas, and a private, sunny rear garden, the property is perfectly suited to a range of buyers including downsizers seeking convenient single-level living, as well as families or professionals looking for flexible space. Further benefits include a carport, and an electric vehicle charging point, making this a home that effortlessly combines practicality with modern living.

The accommodation comprises: a welcoming entrance hallway providing access to all principal rooms, with all three well-proportioned bedrooms conveniently positioned to one side of the bungalow, creating a practical and private area. The spacious kitchen/dining room sits at the heart of the home, offering a sociable and functional space that seamlessly flows through into the cosy lounge, complete with a charming bay window and feature open fire. To the rear of the property, a bright and versatile sunroom provides additional living space with direct access to the garden, perfect for relaxing or entertaining while enjoying views of the outdoor space. The accommodation is completed by a stylish four-piece family bathroom.

Externally, the property continues to impress with a private and well-maintained rear garden, benefitting from a sunny aspect and featuring a combination of decking, patio, and lawned areas ideal for outdoor dining and entertaining.

## Accommodation Comprises

The property is approached via an attractive wrought iron gate, opening onto a paved patio area that provides excellent kerb appeal from the main road. A sliding Upvc door leads into the entrance porch.

### Entrance Porch

Featuring brick flooring and a sloped ceiling, the porch offers practical space for shoe and coat storage. A wooden door with decorative frosted inset glazing leads through to the main hallway.

### Entrance Hallway

A welcoming and spacious reception hallway, immediately creating a sense of depth and flow as it extends through the property. Featuring wood-effect laminate flooring, a double panelled radiator, textured

ceiling, and decorative archways. The hallway provides access to all bedrooms, reception rooms, and the family bathroom, with an open arch leading into the kitchen.

### Kitchen/Dining Room

A well-appointed kitchen fitted with a range of wall and base units with complementary work surfaces. Incorporating a one and a half composite sink with mixer tap and drainer, integrated electric oven with gas hob, and space for an American-style fridge freezer. Double glazed window to the side elevation, recessed spotlighting, and ample space for a dining table make this a sociable and functional area.

### Lounge

A cosy yet elegant living space featuring a charming open fire set on a tiled hearth. Enhanced by a uPVC double glazed bay window to the front elevation, allowing natural light to flood the room. Complete with radiator, TV aerial point, and central ceiling light.

### Principle Bedroom

A generously sized principal bedroom with a bright bay window to the front elevation. Offering ample space for a double bed and additional furnishings, with radiator, TV point, and ceiling light. Versatile enough to be used as an additional reception room if desired.

### Bedroom Two

A spacious double bedroom positioned to the rear, overlooking the garden via a uPVC double glazed window. Includes radiator and ceiling light point.

### Sun Room

A fantastic addition to the home, this extended living space features a solid roof with recessed spotlighting, newly fitted carpet, and a wall-mounted electric stone-effect fire. Double glazed patio doors open onto the rear decking area, with additional side window and built-in storage cupboard.

### Bedroom Three

A further double bedroom with fitted wardrobes providing shelving and hanging space. Includes radiator, ceiling light, and window allowing for plenty of natural light.

### Family Bathroom

A stylish four-piece suite comprising a panelled bath with waterfall mixer tap, separate double shower cubicle with dual shower fittings, low flush WC, and vanity wash basin. Fully panelled walls, tile-effect flooring, heated towel rail, and recessed ceiling spotlights. Dual aspect frosted windows and built-in storage housing the combi boiler.

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### Rear Garden

A beautifully presented and private rear garden, accessed via the garden room. Featuring a raised decking area ideal for outdoor seating, paved patio, and lawn bordered by fencing and mature planting. A wooden shed provides additional storage, and the garden enjoys a sunny, non-overlooked aspect.

### External

Side access leads to a carport, along with an external electric socket suitable for vehicle charging.

### EPC Rating - D

### Council Tax Band - D

### 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

### Loans and Repayments

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

### 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

### 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.

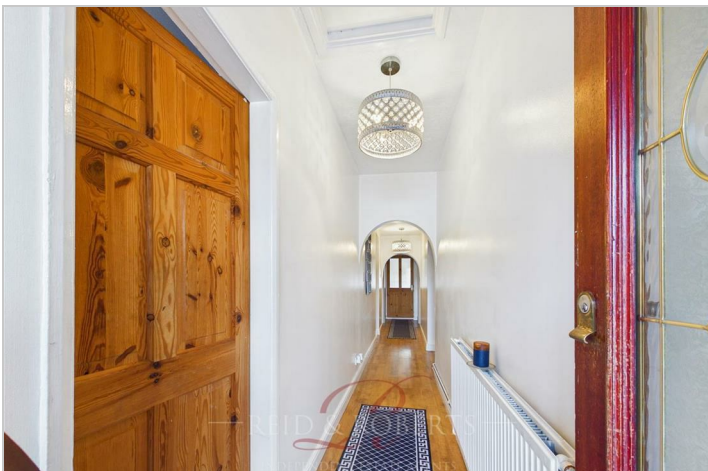
### Our Opening Hours

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

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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.



## Road Map



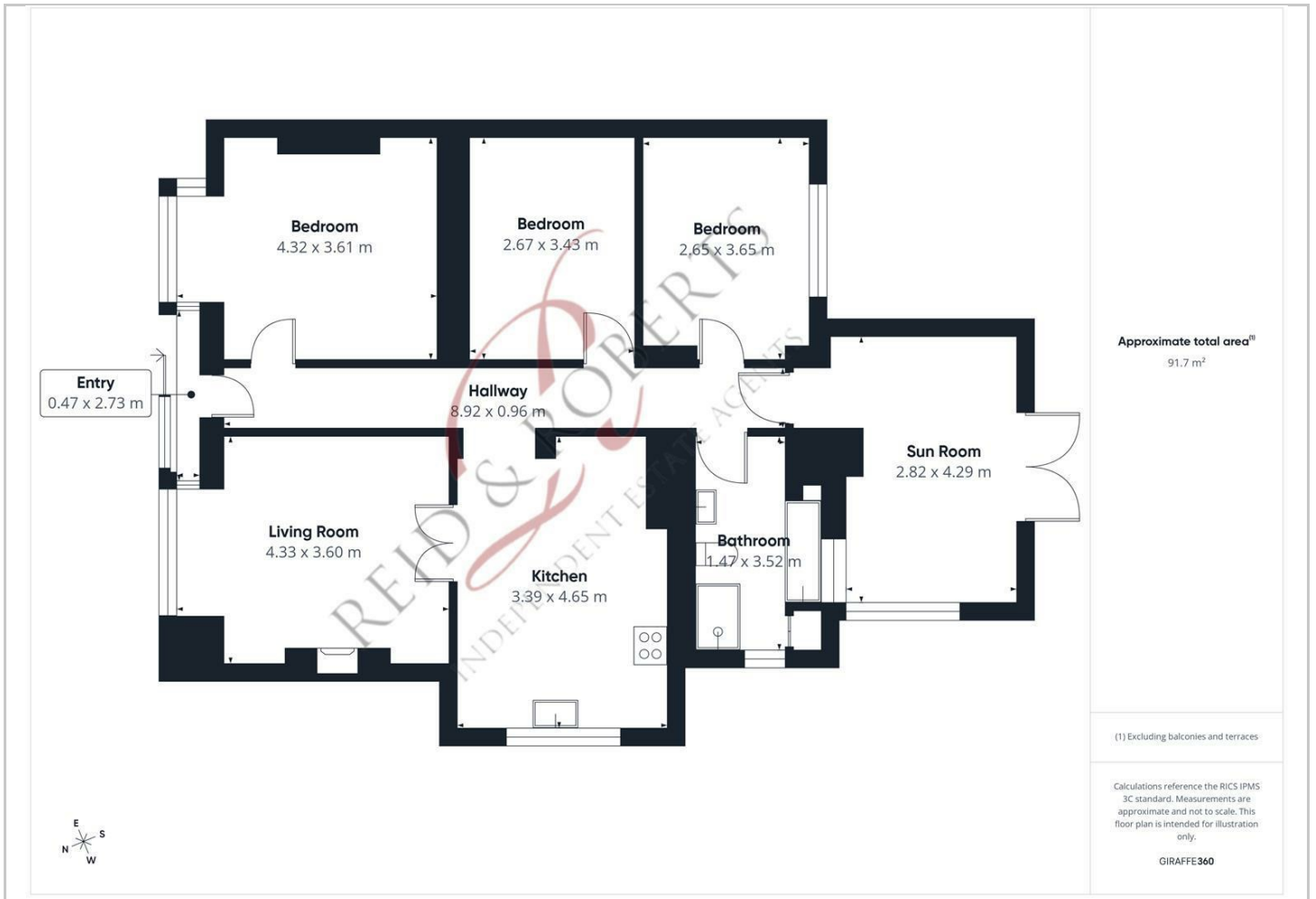
## Hybrid Map



## Terrain Map



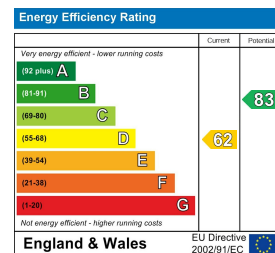
## Floor Plan



## 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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