



—REID & ROBERTS—  
INDEPENDENT ESTATE AGENTS

## 6 Hawarden Drive

Buckley, CH7 3ED

O.I.R.O £240,000



REID & ROBERTS  
INDEPENDENT ESTATE AGENTS



REID & ROBERTS  
INDEPENDENT ESTATE AGENTS

# 6 Hawarden Drive

Buckley, CH7 3ED

O.I.R.O £240,000



## Property Description

Welcome to 6 Hawarden Drive, a delightful two-bedroom semi-detached bungalow that combines comfort, style, and convenience. This well-presented property offers bright and spacious interiors, ideal for those seeking an easy-to-maintain home with versatile living spaces. Perfectly suited for couples, small families, or downsizers, this property is a fantastic choice for anyone looking for relaxed, single-story living in a welcoming neighbourhood.

The accommodation includes a cosy entrance porch leading to a spacious hallway that provides access to all areas of the home. It comprises a bright lounge with a large window, an inviting open-plan kitchen and family room with a central island and ample dining space, as well as two comfortable bedrooms and a modern bathroom. The thoughtfully landscaped rear garden features a wooden deck for outdoor dining, a gravel pathway, and a secluded patio area beneath a charming pergola – perfect for entertaining or unwinding. With its combination of modern comforts, stylish finishes, and a versatile layout, Six Hawarden Drive is a truly inviting property ready to become your next home.

Drury is located close to Buckley town centre which offers a wide range of amenities to include, shops, schools for all age groups, public houses and transport along with recreational and sporting facilities. Buckley is located approximately two miles from the market town of Mold also offering a Local train station with links to the North and North West regions.

## Accommodation Comprises:

Paved pathway leads up to:

### Entrance Porch

Accessed through a UPVC double door with double-glazed panels that bring in natural light. Wood-panelled ceiling and carpeted flooring. From here, a decorative UPVC door with double-glazed panels opens into the main hallway, providing a seamless transition into the rest of the home.

### Hallway

12'2" x 4'0" (3.718 x 1.227)

The hallway is designed for both function and style, with wood-effect laminate flooring that adds a touch of elegance. A central ceiling light and a double-panelled radiator ensures warmth. The hallway provides access to all rooms and includes a loft hatch, along with an easily accessible cupboard that houses the gas combi boiler. Additionally, the electric meter is conveniently located here, enhancing the efficiency and practicality of this entryway.

### Lounge

15'11" x 11'0" (4.859 x 3.369)

The main lounge is designed for both relaxation and entertaining, featuring a large UPVC double-glazed window with side openers overlooking the front elevation. The lounge's ambience is enhanced by wood-effect laminate flooring, a double-panelled radiator, and a charming log flame-effect electric fire, perfect for cosy evenings. A TV point and internet access add convenience, making this room an ideal spot for quiet evenings in.

### Open Plan Kitchen/Family Room

The open-plan kitchen and family room is a highlight of this home, offering a

versatile space with stylish finishes. The main kitchen area is equipped with a variety of wall and base units, complemented by sleek worktops. A one-and-a-half bowl stainless steel sink unit with a drainer and mixer tap over. For cooking, there's an eye-level oven, grill, and a four-ring electric hob with an extractor fan. Splashback tiles and tiled flooring add practicality, while space is allocated for a fridge freezer and washing machine. A central kitchen island doubles as a breakfast bar with additional storage, built-in cupboards, and shelving, and three pendant lights above lend a modern touch.

From the kitchen, the space flows into the living and dining area, which is designed to be both functional and visually appealing. Featuring a vaulted ceiling with inset spotlights and dual aspect windows, this area is flooded with natural light. Two wood-framed double-glazed Velux windows and a UPVC double-glazed side window add to the room's brightness. Double-glazed UPVC French doors with matching side panels open out onto the rear garden, creating a seamless indoor-outdoor connection. With two single-panelled radiators, this area is well-suited for year-round comfort and entertaining.

### Rear Porch/Utility Area

The rear porch offers additional utility space and flexibility, ideal for those seeking extra storage or appliance space. With room for a fridge freezer and dryer, this area is as functional as it is stylish. Tiled flooring and a vaulted ceiling with inset spotlights add a touch of sophistication, while a wood-framed double-glazed Velux window provides natural light. A UPVC door with a double-glazed panel opens to the side of the property, allowing easy access to the outdoors.

### Bedroom One

10'9" x 9'4" (3.277 x 2.869)

Located at the front of the property, the first bedroom offers a bright and inviting space with plenty of room for wardrobes and bedside tables. A UPVC double-glazed window to the front elevation fills the room with natural light, while crafted flooring adds a cosy feel underfoot. The room is complete with a single-panelled radiator and a central ceiling light, making it a perfect, comfortable retreat.

### Bedroom Two

10'9" x 9'4" (3.297 x 2.860)

At the rear of the property, the second bedroom provides a peaceful setting with views over the garden. This room features carpeted flooring, a UPVC double-glazed window to the rear elevation, and a central ceiling light. With ample space for wardrobes and a single-panelled radiator for warmth, this bedroom offers an ideal blend of comfort and functionality.

### Shower Room

6'3" x 5'8" (1.930 x 1.730)

The main bathroom combines modern style with practicality, featuring a well-appointed three-piece suite. This includes a low-flush W.C, a pedestal wash hand basin, and a corner shower cubicle equipped with a mains-powered rainfall shower and an additional handheld attachment. Panelled PVC walls enhance durability, while the built-in vanity unit offers extra storage. Tiled flooring, splashback tiles, and an extractor fan ensure comfort and convenience. Inset spotlights and PVC ceiling panels, along with a frosted UPVC double-glazed window to the rear, add to the room's appeal.

### Outside

Tel: 01352 700070

## Garage

Up & over door, light and power.

## To The Front

The front of the property is approached via a block paved driveway providing 'off road' parking for several cars, the driveway gives access to the garage. To the front garden you will find a gravelled area for easy maintenance with stepping stones leading up to the front door.

## To The Rear

Stepping out from the double doors, you're welcomed onto a spacious wooden deck, perfect for outdoor dining, entertaining, and summer BBQs. The deck provides a natural gathering spot where you can relax and enjoy the surroundings. From here, a few steps lead down to a beautifully hard-landscaped garden featuring a gravel pathway lined with stepping stones that guide you through the space.

Just beyond, you'll find a raised paved patio that the current owners have transformed into a cosy seating area under a charming pergola. This secluded corner is ideal for enjoying a quiet morning coffee or winding down in the evening with friends. The borders of the garden are thoughtfully designed with gently curved flower beds, filled with a colourful array of flowering shrubs and lush bushes that add vibrancy and texture.

A pathway meanders to the side of the property, revealing an additional patio area – a versatile space that can be used for more seating, potted plants, or even a small herb garden. The entire garden is enclosed by classic wood-panelled fencing, providing both privacy and a natural backdrop that enhances the garden's serene ambiance.

## 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

## 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.

## Our Opening Hours

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

PLEASE NOTE WE OFFER ACCCOMPANIED 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.

## Viewings

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.

## EPC rating - C

## Council Tax Band C



## Road Map



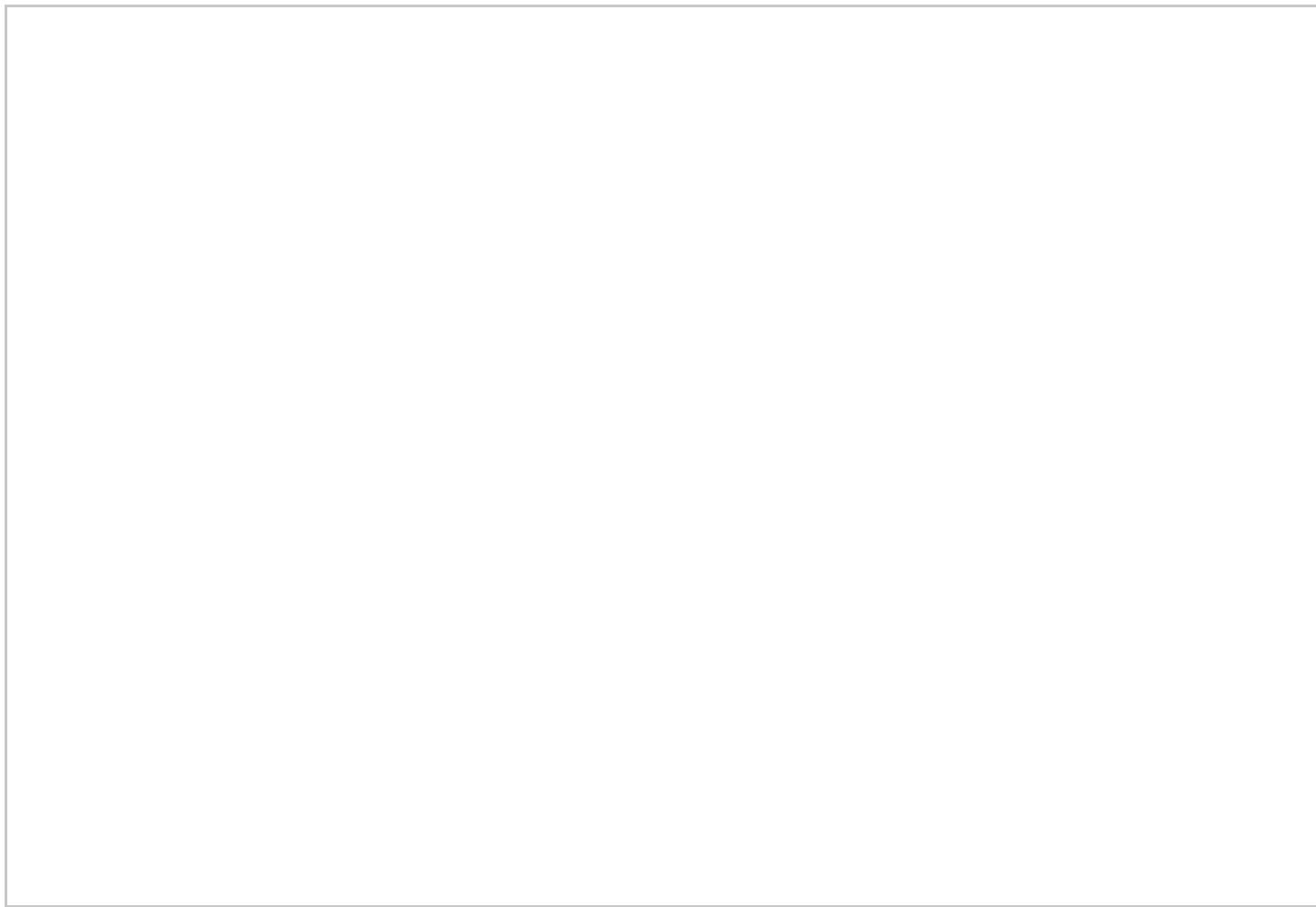
## Hybrid Map



## Terrain Map



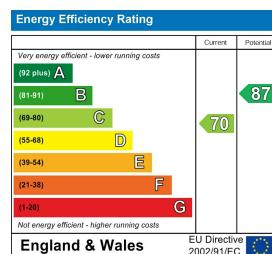
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.