

Town&Country

Estate & Letting Agents

Bryn Awelon, Buckley

£295,000



This well-presented and extended detached three-bedroom home occupies an enviable plot with beautiful southerly-facing views over open fields and rolling hills to the rear. The property benefits from gas central heating and UPVC double glazing throughout.

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DESCRIPTION

The accommodation briefly comprises an entrance hall with a useful storage cupboard, a living room with an open throughway to the dining room, which features glazed double doors leading into the conservatory. The stylish kitchen/breakfast room is fitted with a range of attractive wall, base, and drawer units with quartz work surfaces and an integrated breakfast bar.

Completing the ground floor is a spacious utility area—accessible from both the front and rear gardens—with a modern shower room off.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms and a contemporary three-piece family bathroom suite.



LOCATION

This property is located in Buckley, a well-connected and desirable residential area offering a mix of modern amenities. Buckley benefits from excellent transport links, with Buckley railway station just 1 km away and several nearby bus stops. Families will appreciate the proximity to quality educational institutions, such as Mountain Lane Primary School and Elfed High School. Healthcare services are easily accessible, with Bradley's Practice, Johnson & Whitehouse Dental Practice, and Deeside Community Hospital serving residents' medical needs. Buckley itself offers a range of shopping, dining, and recreational options, ensuring convenience for daily life. Glynne Arms Close comprises a small collection of homes. Overall, Buckley provides a blend of suburban comfort, accessibility, and essential services, making it an attractive place to live.

DIRECTIONS

From our Chester Branch: Head south on Lower Bridge Street

towards St. Olave Street, turn right onto Castle Street, at the roundabout, take the first exit onto Grosvenor Road/A483, at the roundabout, take the first exit onto Wrexham Road/A483, at the roundabout, take the second exit and stay on Wrexham Road/A483, At the roundabout, take the second exit and stay on Wrexham Road/A483, at Post House Roundabout/Wrexham Road Interchange, take the third exit onto the A55 slip road to A494/Conwy/Mold, Merge onto N Wales Expy/A55, Take the A550/A5104 exit towards Buckley/Bwcle/Corwen/A549, At the roundabout, take the first exit onto A550, at the roundabout, take the third exit onto Dirty Mile/A549, continue to follow A549, turn left onto Springfield Drive, turn right onto Well Street, turn left onto Bryn Awelon, the property will be on the right.



ENTRANCE HALL

The property is entered via a composite, leaded, and double-glazed front door, which opens onto woodgrain-effect laminate flooring. An opaque window to the side elevation, a radiator, and doors lead to the living room and a built-in, shelved storage cupboard.



LIVING ROOM

14'2 x 11'3

With woodgrain-effect laminate flooring, a radiator, and a window facing the front elevation. The room includes provision for a wall-mounted television and an open throughway leading into the dining room.



DINING ROOM

10'0 x 9'10

A continuation of the woodgrain-effect laminate flooring flows from the living room into the dining area. The space includes a radiator, a door leading to the kitchen/breakfast room, and partially glazed double doors opening into the conservatory.



CONSERVATORY

12'1 x 10'2

Also featuring woodgrain-effect laminate flooring, a radiator, and provision for a wall-mounted television. The conservatory is constructed with a low brick wall and a UPVC double-glazed frame, including integrated French doors opening onto the rear garden.



KITCHEN/BREAKFAST ROOM

17'9 x 9'1

Installed with an array of attractive woodgrain-effect grey Shaker-style wall, base, and drawer units, complemented by stainless steel handles. A quartz work surface incorporates a breakfast bar and houses a stainless steel 1.5 bowl sink unit with an adjustable mixer tap. Integrated appliances include a stainless steel double oven, a five-ring gas hob with sloped extractor hood above, and a dishwasher. There is space and housing for an American-style fridge freezer. The room is finished with light grey woodgrain-effect flooring, a radiator, recessed ceiling downlights, and windows facing the rear and side elevations. A glazed door leads to the side conservatory.



SIDE CONSERVATORY

19'0 x 7'9

Used as a utility room and shower room, this versatile space is fitted with matching units from the kitchen and includes a built-in wooden seat and stainless steel handles. It features two radiators, continued light woodgrain-effect flooring, a base unit with space and plumbing for a washing machine, and a quartz work surface housing a stainless steel single bowl sink unit with mixer tap. Accessible from both the front and rear of the property, this conservatory also provides access to the shower room.





SHOWER ROOM

8'2 x 3'2

Fitted with an oversized shower enclosure and dual-head thermostatic shower (both fixed overhead and handheld). The room includes a dual flush low-level WC, a vanity unit with wash hand basin and waterfall-style mixer tap, partially tiled walls, a chrome heated towel rail, and a small opaque window to the rear. Additional features include an extractor fan and recessed ceiling downlights.

FIRST FLOOR LANDING

With a window to the side elevation, access to loft space via folding retractable ladders, recessed downlights, and a built-in double-door storage cupboard housing the Worcester gas combination boiler. Doors lead to the bathroom and all three bedrooms.



BATHROOM

7'6 x 5'6

Fitted with a contemporary white suite comprising a tiled

panelled bath with wall-mounted mixer controls, fixed overhead shower with folding glass screen, a grey vanity unit housing a dual flush WC and wash hand basin with waterfall-style mixer tap. The flooring is ceramic tiled, the walls are partially tiled, and features include a chrome heated towel rail, opaque window to the rear elevation, recessed ceiling downlights, and an extractor fan.



BEDROOM ONE

12'0 x 9'2

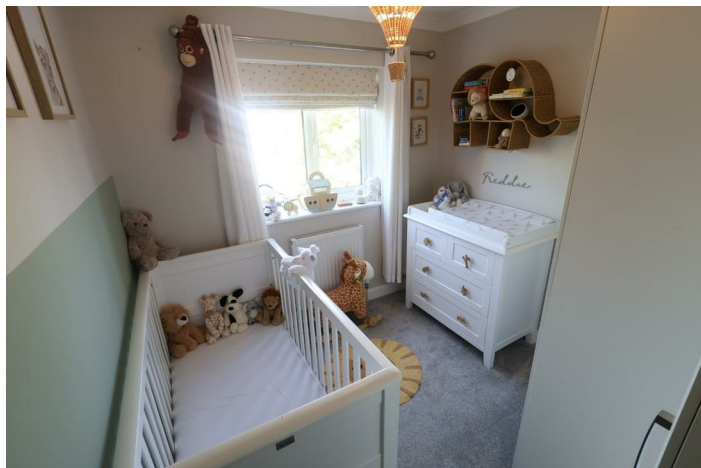
Facing the front elevation, this room features a window with radiator beneath.



BEDROOM TWO

9'8 x 9'5

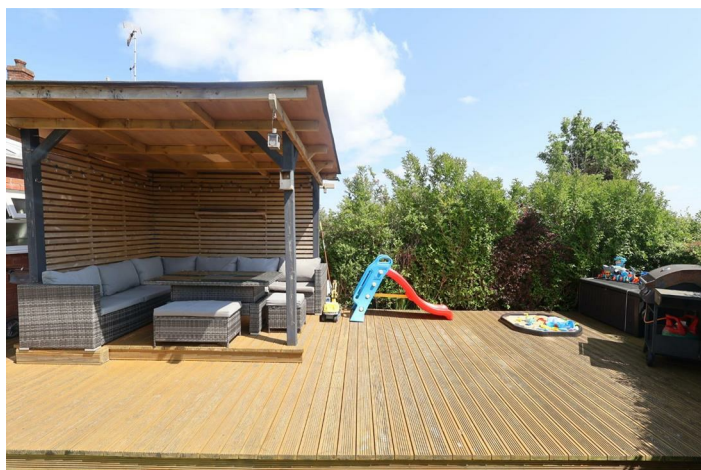
This second bedroom enjoys views over the rear garden to open fields and hills beyond. It features a radiator and a rear-facing window.



BEDROOM THREE

9'0 x 7'6

With a window to the front elevation, radiator, and fitted with a double wardrobe and matching floor-to-ceiling shelved cabinet in white woodgrain-effect finish with chrome handles.



EXTERNALLY

To the front of the property, there is ample off-road parking located in front of and alongside the main residence, with a lawn and shrubbed garden to the right-hand side. The front of the property features outdoor lighting, and gated side access leads to the rear garden.

A standout feature of this home, the rear garden enjoys a sunny southerly-facing aspect with stunning views over fields and towards the hills. It includes a lawned garden, decked patio and walkway, timber summerhouse, and a covered outdoor seating area—ideal for enjoying the scenery. The garden also benefits from side access, outside lighting, and a water supply.



SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Council tax: E £2746

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

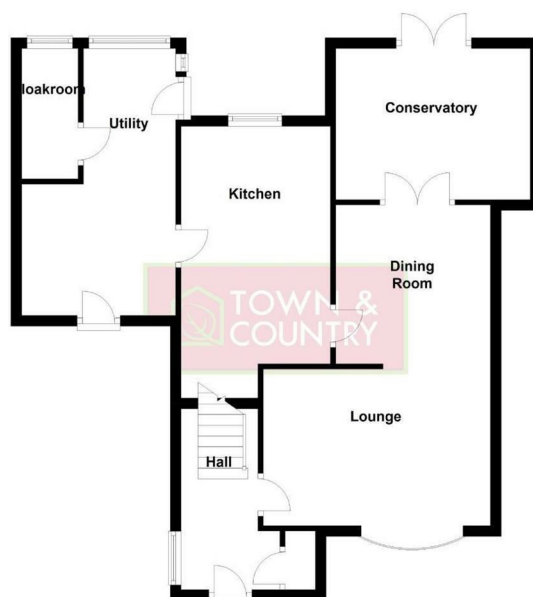
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

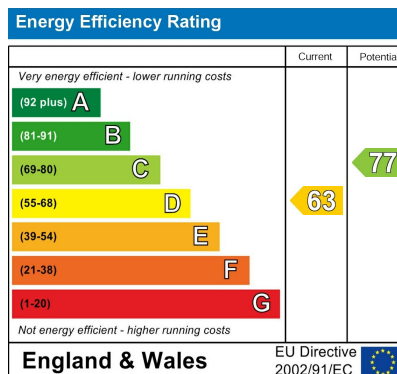
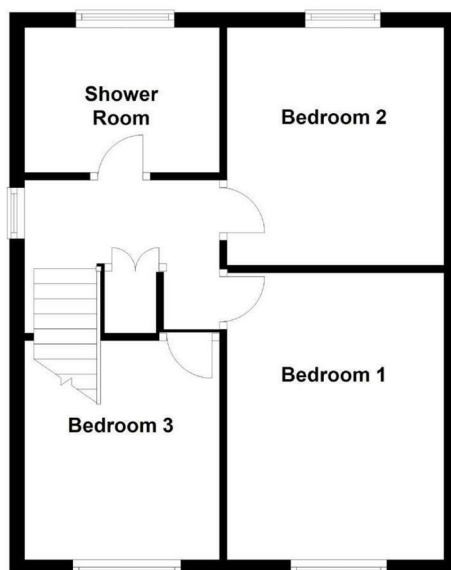
Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.