



**1 Bilberry Grove, Buckley, Flintshire,  
CH7 2RE**

**£210,000**

 3  2  1  C

**EPC - C78 Council Tax Band - C Tenure - Freehold**

# Bilberry Grove, Buckley

## 3 Bedrooms - House - Semi-Detached

A two bedroom semi detached house with driveway parking and garage. Entrance hallway with cloakroom, living room, kitchen. The upper floor offers two bedrooms, ensuite and family bathroom. Gas fired central heating and double glazing.  
Council Tax - C, EPC- C-78, Tenure - Freehold

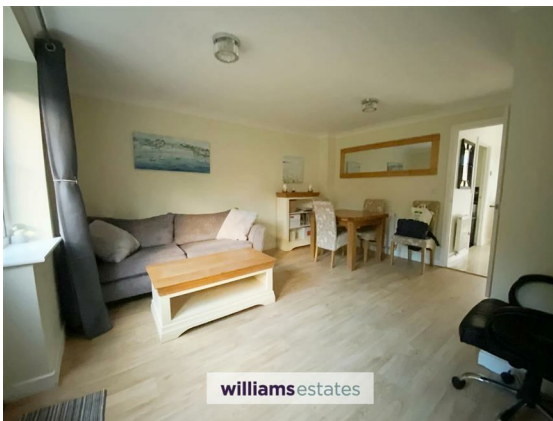


### Location

Buckley town centre offers a wide range of amenities of which includes, shops, schools, public houses and good transport links. Buckley also offers a train station offering links to the Wrexham, Liverpool and North Wales coast. Buckley is approximately two miles from the market town of Mold and is close to the villages of Ewloe, Mynydd Isa and Alltami as well as being the second largest town in Flintshire.

### Description

In brief the property comprises to the ground floor: hallway, ground floor w/c, kitchen, living room which has a door leading out onto the rear garden. To the first floor offers two bedrooms, ensuite and a family bathroom. Outside the property is approached via a tarmac driveway which provides ample driveway parking which leads to a single garage with up and over door. The garden to the front is open plan and laid to lawn. The spacious rear garden is a particular feature as it is not overlooked to the rear and is mainly laid to artificial turf with a paved patio area and is bounded by a garden wall and panelled fencing.



### Accommodation

Double glazed front door with canopy porch over leading into;

### Entrance Hallway

With double panelled radiator, turned staircase leads to the first floor accommodation with fitted storage cupboard.

### Cloakroom

Low flush WC, hand basin with splash back tiling, double glazed frosted window to the front elevation and a single panelled radiator. High shine floor tiling.

### Living Room

14'6" x 14'3" (4.42 x 4.34 (4.423 x 4.338))  
Double glazed window and door to the front elevation, coved ceiling and radiator.





## Kitchen

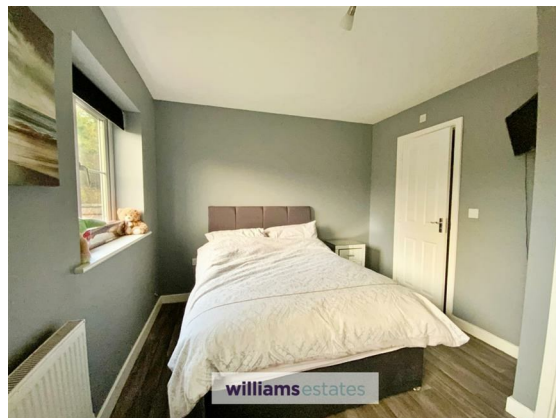
High shine tiles, with a well fitted with a range of wall and base units with inset bowl sink and drainer, freestanding oven, plumbing and space for washing machine and void for a fridge freezer. Ample work surface with tiled splashback, double glazed window to the front elevation.

## Stairs and Landing

Turned staircase leads the landing area with a loft access point, radiator, airing cupboard and doors leading off to all rooms;

## Bedroom One

Bright airy room to the rear of the property two double glazed windows overlooking the rear walled garden. Radiator, and door leading into;



## Ensuite

Shower cubicle with shower head and wall attachments, low level W/C with wash hand basin. Part tiled. Radiator.

## Bedroom Two

7'5" x 12'4" (2.26 x 3.76 (2.265 x 3.77))

Double glazed window overlooking the front garden and driveway. Radiator.



## Bathroom

With double glazed frost window to the front, fitted bath, pedestal wash hand basin and low level w.c. Radiator, extractor fan and part wall tiling.

## Outside

The front of the property offers lawned garden with a tarmacadam driveway providing 'off road' which leads to an attached single garage with up and over door and rear access door which has electric and lighting.

The spacious garden to the rear is not directly overlooked. Is laid mainly to artificial turf with a paved patio area. The area is bounded by fence panelling and a brick built garden wall.



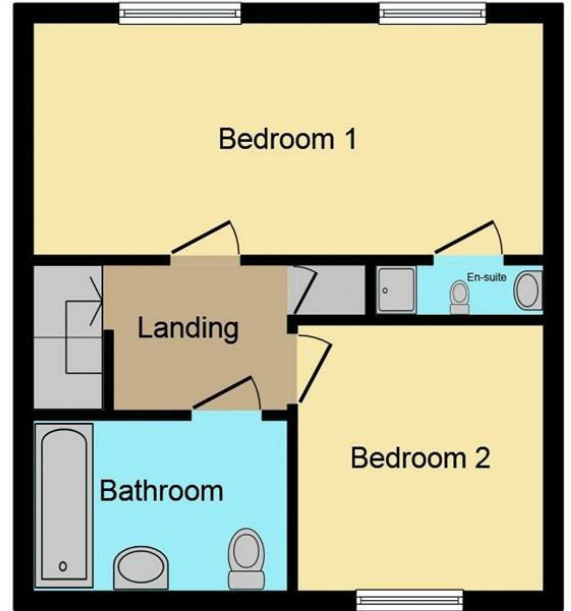
## Directions

From our office in Mold follow Chester Street to the roundabout and take the second exit off onto Chester Road, follow this road out of Mold to the Wylfa roundabout and take the second exit off signposted for Mynydd Isa and Buckley. Proceed up the Wylfa Hill and into the village of Mynydd Isa passing the Griffin Public House on the right and on up the Pren Hill into Buckley. Turn left into Elfed Drive and continue along this road and Bilberry Close will be found on the left hand side, number 1 will be found on the left hand side.





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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