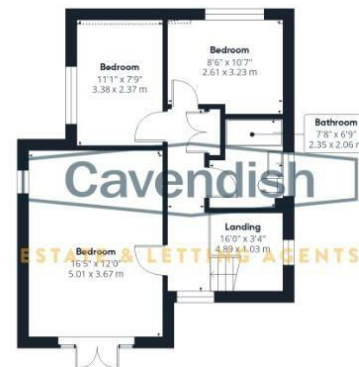




Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>m</sup>  
1117 ft<sup>2</sup>  
103.9 m<sup>2</sup>  
Reduced headroom  
4 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
71	85

Very energy efficient - lower running costs  
(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(82 plus) A  
(61-91) B  
(49-60) C  
(35-58) D  
(21-38) E  
(1-20) F  
(1-20) G  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



**1A Higher Common Road**  
Buckley,  
CH7 3NG

**NEW**  
**£350,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** 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.

**MISREPRESENTATION ACT 1967**

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Occupying a prime position overlooking open common land in Buckley, this three-bedroom detached home presents a rare opportunity to acquire a property with outstanding views towards Hope Mountain and the Clwydian Range.

Offering generous internal accommodation, including dual-aspect living spaces, a spacious kitchen/dining room, and three well-proportioned bedrooms one with private balcony the home provides both comfort and excellent potential for further enhancement.

Externally, the wraparound plot, detached garden room, driveway parking, and integral garage all contribute to the property's versatility. While requiring some modernisation, this is a home with immense scope to create a truly special residence in a highly sought-after location.



## Location



Buckley is a well-established and popular town offering a strong sense of community alongside excellent local amenities, schools, and transport links. The property is ideally situated for access to the A55, providing convenient routes to Chester, Mold, and the wider North West.

The surrounding area is rich in natural beauty, with nearby walking routes across the common and into the Clwydian hills, making it perfect for those who enjoy outdoor living while remaining close to everyday conveniences.

## External

The property enjoys a generous plot with wraparound outdoor space. To the front, a landscaped garden with mature shrubs and rose beds enhances the kerb appeal, while a side pathway leads to the rear yard and garden areas.

A gravel driveway provides off-road parking and access to a single attached garage. To the rear, a paved courtyard offers low-maintenance outdoor space, complemented by a timber garden room, ideal for storage, a workshop, or potential home office.

The property benefits from a superb position overlooking open common land, offering a wonderful sense of space and outlook rarely found.

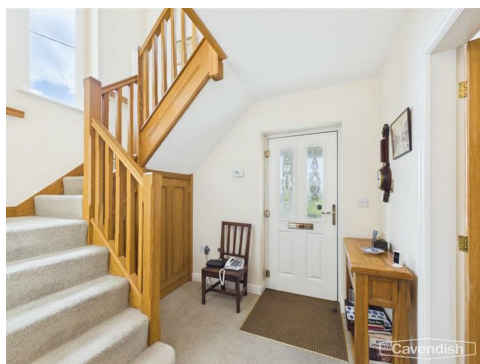
## Entrance porch

0.89 x 2.57 (2'11" x 8'5")

The property is approached via a wrought iron gate and paved pathway, leading to a UPVC entrance door opening into a practical tiled porch—ideal for coats and footwear, with power points and lighting.

## Entrance hallway

3.80 x 1.12 (12'5" x 3'8")



## Living room

6.05 x 3.68 (19'10" x 12'0")



A beautifully proportioned dual-aspect reception room, flooded with natural light from a large bay-fronted window overlooking the common, alongside a second window capturing additional green outlooks. The room offers a superb setting for relaxing or entertaining, complete with radiator and multiple light points.

## Downstairs shower room

1.01 x 1.95 (3'3" x 6'4")



A useful addition to the ground floor, comprising WC, wash basin, and corner shower unit with electric shower, finished with full-height tiling and an obscured window for ventilation.

## Kitchen

3.39 x 5.70 (11'1" x 18'8")



The kitchen is fitted with a range of beech-effect wall and base units, complemented by black worktops and tiled splashbacks. There is space for a gas cooker with extractor hood, along with a stainless steel sink and ample storage. Dual-aspect windows provide excellent natural light, while the dining area creates a sociable space for family meals.

## Dining area



## Utility room

1.71 x 1.95 (5'7" x 6'4")

Accessed from the kitchen, the utility room offers additional cabinetry, work surfaces, and space for appliances, along with housing the Worcester gas boiler. A practical and well-positioned space for everyday household use.

## Rear Porch

1.84 x 2.08 (6'0" x 6'9")

A secondary entrance porch provides further access to the exterior, continuing the tiled flooring and offering additional storage and access to loft space.

## Landing

4.89 x 1.03 (16'0" x 3'4")



A bright and airy landing, enhanced by a large window allowing natural light to flood the space. There is access to the loft, an airing cupboard, and doors leading to all bedrooms and the family bathroom.

## Primary Bedroom

5.01 x 3.67 (16'5" x 12'0")



A standout feature of the home, the principal bedroom enjoys dual-aspect windows and direct access onto a balcony, perfectly positioned to take in uninterrupted views across the surrounding countryside towards the Clwydian Range and Hope Mountain. The room also benefits from fitted mirrored wardrobes, radiator, and ample space for bedroom furnishings.

## Bedroom 2

3.38 x 2.37 (11'1" x 7'9")



A well-proportioned double bedroom with fitted wardrobes, radiator, and a pleasant outlook to the side—ideal for guests or family members.

## Bedroom 3

2.61 x 3.23 (8'6" x 10'7")



Another comfortable double bedroom, complete with built-in storage and views over the rear of the property.

## Bathroom

2.35 x 2.06 (7'8" x 6'9")



Fitted with a white suite comprising bath with mains shower over and glass screen, WC, and wash basin. The room is finished with tiled walls, heated towel rail, and an obscured window.

## Rear Garden



To the rear, a paved courtyard offers low-maintenance outdoor space, complemented by a timber garden room, ideal for storage, a workshop, or potential home office.

## Garage and Parking

3.34 x 5.19 (10'11" x 17'0")



A gravel driveway provides off-road parking and access to a single attached garage.

## The Common



## Tenure

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

## Council Tax

\* Council Tax Band E - Flintshire County Council.

## AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

## Extra Service

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

## Viewings

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

## Directions

Cavendish Estate Agents 1 High St, Mold CH7 1AZ Head towards Tyddyn St 0.2 mi At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi At Wylfa Roundabout, take the 3rd exit onto Mold Rd/A549 Continue to follow A549 1.9 mi Turn left onto Mill Ln/B5127 Continue to follow B5127 0.3 mi Turn right onto Higher Common Rd Destination will be on the left 194 ft 1A Higher Common Rd Buckley CH7 3NG