

36 Bryn Awelon
Buckley, Flintshire,
CH7 2QB

Price
£210,000

A well-presented three-bedroom semi-detached home, occupying a slightly elevated position along the sought-after Bryn Awelon in Buckley. The accommodation briefly comprises a welcoming entrance hall leading into a bright and comfortable living room, featuring a front-facing window, contemporary wall-mounted electric fire, and stylish laminate wood flooring which flows seamlessly into the dining area. The dining room benefits from French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The modern fitted kitchen is equipped with a comprehensive range of cream high-gloss units, integrated cooking appliances, and a built-in dishwasher, offering both practicality and a sleek finish. To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom fitted with a shower over the bath. A useful cupboard houses the combination central heating boiler. The property further benefits from UPVC double glazing and gas-fired central heating throughout. Externally, the front of the property features a tarmac driveway complemented by decorative stone. Gated side access leads to a single brick-built garage with an up-and-over door, power, lighting, and a side personnel door. To the rear, the garden has been thoughtfully landscaped for low maintenance, featuring a generous block-paved terrace and steps rising to an artificial lawn. The garden also enjoys a desirable south-westerly aspect, making it perfect for enjoying afternoon and evening sun.

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.



LOCATION

Buckley is a popular and well-established town in Flintshire, North Wales, offering a convenient and well-connected location for families, professionals, and commuters alike. Positioned just a short drive from Chester and within easy reach of the North Wales coast, the town combines everyday convenience with access to beautiful surrounding countryside. The area benefits from a wide range of local amenities, including supermarkets, independent shops, cafés, restaurants, schools, and leisure facilities, providing everything needed for day-to-day living. Excellent transport links make Buckley particularly appealing for commuters, with easy access to the A55, M53, and M56 road networks, connecting residents to Chester, Liverpool, Manchester, and beyond. Buckley railway station also provides regular services to Wrexham, Bidston, and connections onwards to Liverpool.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

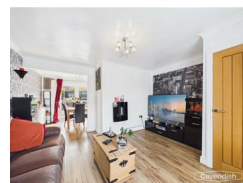
UPVC double glazed entrance door with double glazed side panel to the entrance hall.

ENTRANCE HALL

Double radiator, ceiling light point, hanging for coats, laminate wood strip flooring, and staircase to the first floor. Oak panelled door to the living room.

LIVING ROOM

4.09m max x 3.38m extending to 4.19m (13'5" max x 11'1" extending to 13'9")



UPVC double glazed window overlooking the front, double radiator, coved ceiling, ceiling light point, and laminate wood strip flooring. Opening to dining room.

**DINING ROOM**

2.44m x 2.39m (8' x 7'10")



UPVC double glazed French doors to the rear garden, coved ceiling, ceiling light point, laminate wood effect strip flooring, and double radiator. Doorway to kitchen.

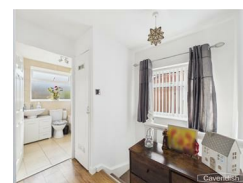
KITCHEN

2.51m x 2.39m extending to 3.20m (8'3" x 7'10" extending to 10'6")



Fitted with a modern range of cream high gloss fronted base and wall level units incorporating drawers and cupboards with laminated worktops and matching upstands. Inset single bowl sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring touch control electric ceramic hob with stainless steel splashback, chimney style extractor above and built-in electric fan assisted oven and grill. Integrated dishwasher, plumbing and space for

washing machine, space for tall fridge/freezer, vinyl tile effect flooring, coved ceiling, ceiling light point, built-in understairs storage cupboard housing the electric meter, electrical consumer board and single radiator, UPVC double glazed window to rear, and UPVC double glazed door to outside.

**LANDING**

Spindled balustrade, laminate wood strip flooring, ceiling light point, smoke alarm, access to loft space, UPVC double glazed window to side, and built-in cupboard housing the Glow-worm 30CI combination gas fired central heating boiler. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

3.33m x 3.05m (10'11" x 10')



UPVC double glazed window overlooking the front, ceiling light point, single radiator, and laminate wood strip flooring.

BEDROOM TWO

3.33m x 3.05m (10'11" x 10')



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, single radiator, and laminate wood strip flooring.

BEDROOM THREE

2.44m max x 1.98m max (8' max x 6'6" max)



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, single radiator with thermostat, and laminate wood strip flooring.

BATHROOM

1.98m x 1.73m (6'6" x 5'8")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, wall mounted thermostatic mixer shower over and glazed shower screen; low level dual-flush WC; and pedestal wash hand basin with mixer tap. Fully tiled walls, tiled floor, chrome ladder style towel radiator, ceiling light point, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

The property occupies a slightly elevated position along Bryn Awelon. To the front there is small area of decorative stone with a tarmac driveway. Access at the side with double opening wooden gates leads to a single brick-built garage. External gas meter cupboard to front and external letterbox.

GARAGE

5.31m x 2.41m (17'5" x 7'11")



Single garage with up and over garage door,

power, light, UPVC double glazed window, and UPVC double glazed door.

OUTSIDE REAR

To the rear there is a generous size garden designed for ease of maintenance with a block paved patio area and steps leading up to an artificial lawn with decorative stone. The garden enjoys a good degree of privacy and a south-westerly aspect. Outside water tap.

**DIRECTIONS**

From the agent's Mold office proceed along Chester Street, turning right at the roundabout onto Chester Road. Follow the road to the main roundabout on the outskirts of the town and take the second exit for Mynydd Isa/Buckley. Follow the road up the hill, through Mynydd Isa, and into Buckley. Follow Mold Road and take the turning right into Springfield Drive. Then take the third turning right into Well Street and left into Bryn Awelon. The take the first turning left, which is a continuation of Bryn Awelon, and the property will be found after some distance on the right hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band C - Flintshire County Council.

AGENTS NOTES

* Services - mains gas, electricity, water and drainage are connected.
* The property is on a water meter.
* There is a Nest control for the central heating controls.
* The central heating boiler was most recently serviced on 28/11/2025.

***ANTI MONEY LAUNDERING REGULATIONS**

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.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

***EXTRA SERVICES - REFERRALS**

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.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW