



19 Pren Hill Buckley, Clwyd CH7 2NZ

If you love entertaining & want to live in a refurbished three bed detached family home that has a stunning open-plan kitchen/ breakfast/ diner with full length & height glass patio doors looking over a generous garden sitting on the periphery of Mynydd Isa & Buckley.....then what a perfect NewHome4U

- STUNNING OPEN PLAN KITCHEN / DINING / LIVING SPACE
- SEPARATE LOUNGE
- NEW DOORS AND WINDOWS THROUGHOUT
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- SPACIOUS CORNER PLOT
- VERY GENEROUS ENCLOSED REAR GARDEN
- LOVELY CONDITION
- THREE BEDROOM DETACHED HOME
- LARGE PRIVATE PATIO
- POPULAR LOCATION

£269,995

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**** Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy ****

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

Just off the main Mold Road to Buckley, shielded from the main road by a slip road thus shielded from the worst of any noise, we find Pren Hill. Sitting on a corner plot, which provides a larger than expected garden, a section of which to the front is given over to a gravel parking area. The other side of this is lawn, separated from the rear and side gardens by a wooden fence. Opening onto the side road, another set of gates allow access to a short drive up to the detached brick garage lying at right angles to the rear elevation of the home. Complicated? A bit, but everything becomes obvious when you see it and trust me, this one is worth seeing.

A flight of stone capped steps leads up to the stylish UPVC composite 'wooden' front door which nicely matches the cladding covering the upstairs bay window.

Opening this we come into a wider than expected hallway where the staircase rises in front of us, the hall being made to feel even wider by the attractive and very practical bright white porcelain floor tiles. The banister on the staircase features a toughened glass panel beneath the rail, which allows even more light to flood down from the side window at the top of the stairs and as we know, there can never be too much light.

To the right is the door into the lounge, a very cosy room that is also kept delightfully bright by the large bay window to the front, aided and abetted by the twin side windows in the outside wall. Returning to the hall there is a large storage cupboard filling the space beneath the stairs before we enter the kitchen.

Now so far this has been all pretty standard stuff but moving into here the home climbs onto an entirely different plane. Firstly you are taken aback by the sheer size of the room as it stretches beyond the confines of the kitchen area into an open plan sun room with floor to ceiling glass on two sides and a large set of sliding patio doors open to the garden. But more of this later, for now, we return to the kitchen itself.

Immediately on the left is the solid wood door (as are all the doors throughout the home) into the downstairs cloakroom. Outside here the whole floor is laid with light coloured high gloss tiles which mirror the spotlights set into the ceiling. To the right we enter the elongated 'U' shaped kitchen with its state of the art fixtures and integrated appliances. These include a fridge/freezer, washing machine and dishwasher, two tower ovens and microwave. The work tops are black granite with a large matching breakfast bar, so no more excuses about not being able to roll out pastry successfully and the sink lies in a shaped cut out in the outer worktop. Above the sink is in effect a large picture window that marks the original position of the rear wall of the home and now looks through into the sun room.

And what a sun room it is, a large expansive space where the amount of glass and thus light, truly does give the impression of actually being outdoors but with none of the discomfort. There is enough room for this to be utilised as a dual purpose lounge and dining room which, as it will probably become the social centre of the home is no bad thing.

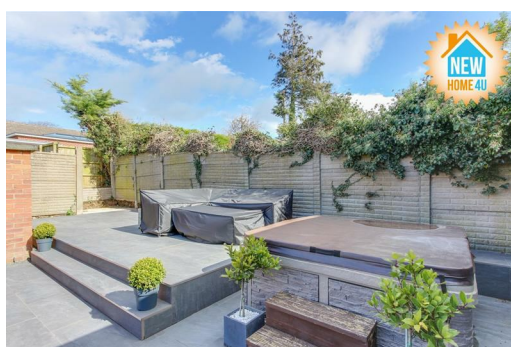
Stepping through the sliding patio door we find ourselves unsurprisingly, on the patio which is made up of very attractive grey Porcelain tiles. This is a large area set over two levels, perfect for those bucolic evenings when friends gather to put the day to bed over a drink or two and a quiet lounge in the hot tub. Oh, didn't I mention the hot tub? Positioned just outside the patio doors this has its own drain for easy maintenance and a convenient power supply but its real ace in the hole is far more subtle. In spite of being in a suburban garden, its position means that there is nowhere from which it is overlooked, offering complete privacy as you pop another cork and watch the sun set over Moel Famau. The life you always promised yourself may be within your grasp.

Reluctantly returning indoors and upstairs we find a layout similar to that found in the classic three bedroom home. The landing is a little wider than I was expecting and that additional space has been put to good use with room having been found to site a student's desk, making a convenient work station beside the small front bedroom.

Speaking of which, this is generally the Achilles heel of this type of house but here, we have what is a perfectly usable single room. Currently in use as a child's room it could be pressed into service for an adult with little difficulty.

Adjacent to here and also overlooking the front of the home is the main bedroom. In here the large bay window mirrors that of the lounge beneath and results in a pleasantly bright room which is more than comfortably large. Indeed large enough to accommodate a king sized bed with twin bedside cabinets along with two matching and substantial chests of drawers. It is helped in this regard by the additional storage in the large linen cupboard, also housing the brand new combi boiler with some additional storage too.

Moving to the rear of the home we come to the second bedroom. As expected this is not as large as the main but nonetheless remains a comfortable



double room with ample space for all the necessary free standing furniture necessary and offering pleasing views over the adjoining gardens.

Lastly we come to the bathroom with its attractive, expensive and practical Karndean floor. In here we find a white suite of a modern unitary lavatory, similarly styled hand basin mounted on a vanity unit, a centre-fill bath with hand held shower attachment and a large walk-in shower cubicle with a mains water fed shower. The whole room has been attractively tiled to a high standard which, considering the care lavished on the downstairs comes as no surprise.

* please note no furniture is included in the price unless stated by the owner

Useful information:

COUNCIL TAX BAND: D (Flintshire)

ELECTRIC & GAS BILLS: TBA

WATER BILL: TBA

NB: Figures based on current owner's usage.

****PLEASE NOTE**** Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this house, normal looking from the outside, really does deliver the WOW factor. It provides the comfort and convenience you would expect in suburbia but a level of luxury you would not. The kitchen is a work of art while the attention to detail in the sun room is a delight. Installed by the current owner and massively over-engineered especially in the insulation department this remains cosy and usable all year round but when the weather takes a turn for the better, the hot tub will ensure you meet friends you never knew you had. Perhaps it's as well it can't be seen...

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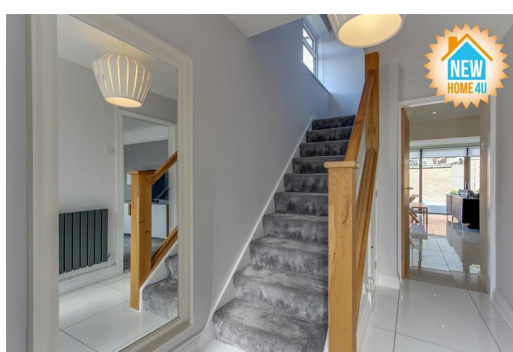
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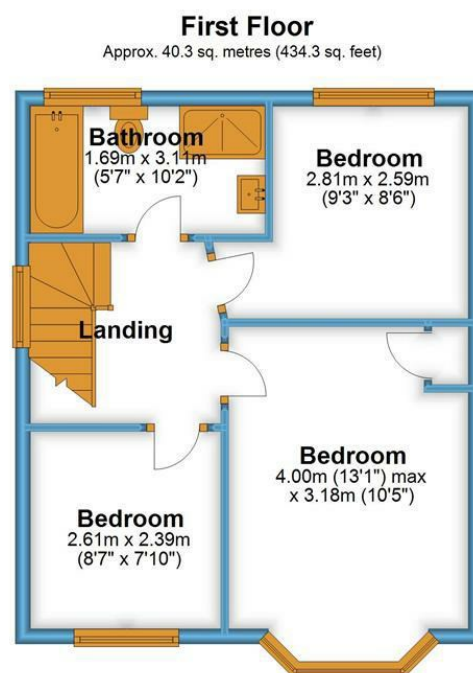
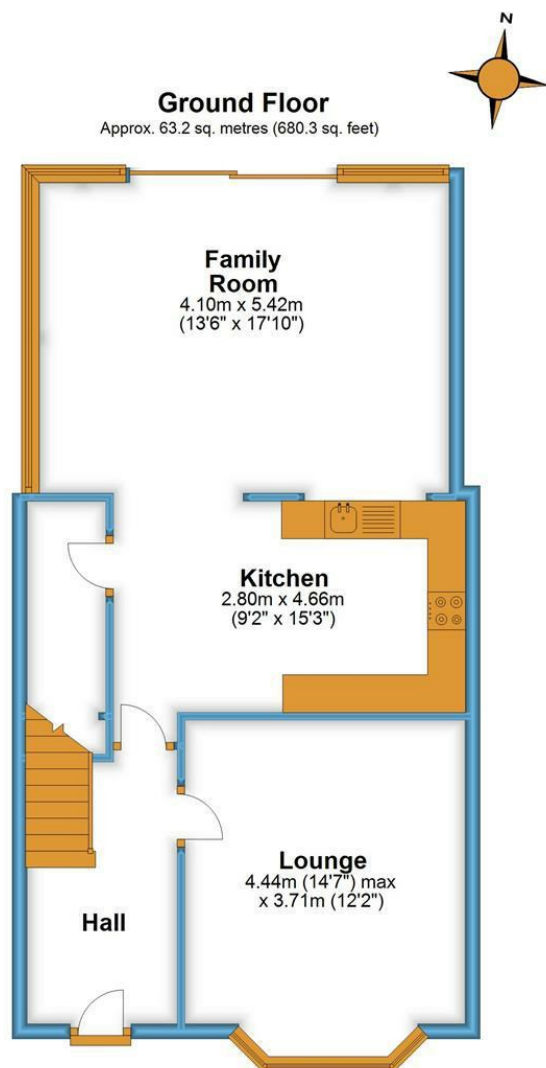
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Total area: approx. 103.6 sq. metres (1114.7 sq. feet)

