



25 Caerphilly Road Buckley, Flintshire CH7 3QJ

Are you looking for a versatile and conveniently located detached family home with four beds, two sitting rooms, a separate dining room, en-suite, handy downstairs cloakroom, utility and a well fitted kitchen overlooking the private and south facing rear garden.....then we have a fabulous NewHome4U

- VERSATILE FOUR BEDROOM DETACHED FAMILY HOME
- SEPARATE DINING ROOM
- LARGE & WELL EQUIPPED KITCHEN
- EN-SUITE TO MAIN
- DOWNSTAIRS CLOAKROOM
- SOUTH FACING GARDEN WITH PATIO
- ** TWO SEPARATE LOUNGES **
- ** CHAIN FREE **
- POPULAR CONVENIENT LOCATION WITH EXCELLENT TRANSPORT LINKS
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410

Offers in excess of £260,000

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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".

*** PLEASE NOTE THAT THE OWNER IS MOVING ABROAD AND HAS A LOT OF STUFF IN THE HOME AT THE MOMENT WHICH CAN MAKE IT LOOK CLUTTERED - ROOM SIZES ARE CLEARLY SPECIFIED ON THE DETAILED FLOOR PLANS ***

When seeking the perfect home for you and your family you will find that everything is a bit of a balancing act. You want the size but not the price, you love the house but not the interior.....well then, keep reading as you may have just found your ideal home as its rightly priced so you put your own stamp on it.

Yes I'm sure there will be things you'll change but who doesn't, when they buy a home, change carpets, decorate, put new work tops on the kitchen and even doors throughout to make it feel as if you've got a new home, just by changing these simple things.

Happily, sometimes a home becomes available that makes these choices easier by providing the space, individuality and character you want but doing so in a modern building with all the advantages that brings; homes like this one.

Situated on an enclosed estate off Liverpool Road and thus conveniently placed for both the town centre and the major road network, this home is surrounded by others of a similar age but dissimilar appearance. The developer has taken pains to ensure houses here are contrasting in style to one another, giving each an air of individuality which answers the main complaint about estate living.

A double width parking area lies to the front which, in the absence of a garage is a good thing. The integrated garage that was, has been transformed into an additional sitting room adding to the versatility of this family oriented home and lifting to another level its ability to evolve along with the changing needs of a growing family, even to the extent of offering accommodation to the boomerang generation.

Opening the centrally positioned front door takes us into the wide hallway with its quality wood laminate flooring and is where the staircase rises in front of us. To the left is the door into the first of the sitting rooms or, depending on the particular needs of your brood, the games/music/TV room; either way it provides somewhere for a large family to find some peace from one another. We all love our families but sometimes... well, you know.

Opposite here is the forward facing formal dining room. This is a well proportioned space, easily able to take a full sized six seat dining table along with various other items of free standing furniture. So if you are a fan of the Antiques Road Show, there will be room for your more extravagant excesses.

Continuing up the hall past the handy downstairs cloakroom we enter the lounge. Another comfortable space which welcomes you in, as a real home should. The room is made to feel even cosier by the living flame effect fire in its dark wood surround. In the days of ubiquitous central heating it is easy to forget the pleasures of sitting in a room lit by firelight, artificial or not. To the rear is a large set of patio doors opening onto the rear garden, making a room that is equally comfortable in the summer months.

Adjacent to here and also overlooking the garden is the kitchen where, as we enter there is a doorway to one side revealing the utility room, usefully hiding away all the noisier appliances and freeing up space in the kitchen itself. Not that this is in need of any space saving measures, being of an excellent size even to the point of being able to accommodate a small dining table against one wall. This provides an additional work surface or, an alternative eating venue for less formal meals. The attractive fitted units are arranged around three of the walls and contain all the labour saving devices today's homes demand and make catering as simple as it can ever be.

Accessed via the back door in the utility room or from the patio doors in the lounge, the enclosed rear garden is given over to a large flagged area perfect for setting up the BBQ and idling the afternoon away enjoying the sun provided by the south facing aspect. Alternatively, you could mow the lawn but then, it will only grow again... Beyond the patio the lawn virtually fills the remainder of the plot, surrounded by wooden panel fencing and with various flowering shrubs in pots to give splashes of colour.

Returning indoors and climbing the stairs brings us to the first of the bedrooms. Overlooking the front of the home this is not the biggest room on the planet but could still accept a double bed if necessary, though your choice of free standing furniture would be a bit limited. However should your family not actually need four bedrooms, it would make a splendid office for anyone fortunate enough to be working from home - remember you still have three reception rooms downstairs.

Moving towards the rear, the next bedroom is a very different proposition. This is a spacious double room, demonstrated by the way it currently houses a double bed, chest of drawers, massive armchair and a full sized student's desk and still leaves room to move around easily.

Adjacent to here is the family bathroom about which, there is little to say. Nicely tiled to waist height with an attractively patterned dado line it is a room. With a bath. And a hand basin and lavatory obviously. What more can I say? It does what it says on the tin.

Beside here the third bedroom is another full double room overlooking the rear garden and offering space for your choice of storage furniture along with the bed.



Finally there is the principal bedroom which as you would expect, is the largest of all. Maximum advantage is taken of its already generous proportions by the complete wall of fitted wardrobes with their centrally positioned dressing table and chest of drawers while to one side another door reveals the en-suite. This is neatly executed, providing space for a pedestal hand basin, lavatory and walk in shower cubicle.

Outside and across the road is a playpark which is ideal for young children. So you can sit and watch them from the comfort of your own home play safely, so you don't have all the kids playing in your own garden if you didn't want.

Useful information:

COUNCIL TAX BAND: F (Flintshire)
ELECTRIC & GAS BILLS: TBC
WATER BILL: TBC

****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 home manages that difficult trick of retaining the level of character we all want but running in parallel with the modernity that brings convenience. The separate dining room is always a plus and in this instance, the addition of the extra sitting room makes it into a versatile home where the family can relax together. This ability to allow for the needs of different generations within the home adds greatly to its credentials as somewhere for the family to live in harmony and isn't that something we all want?

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 ***** STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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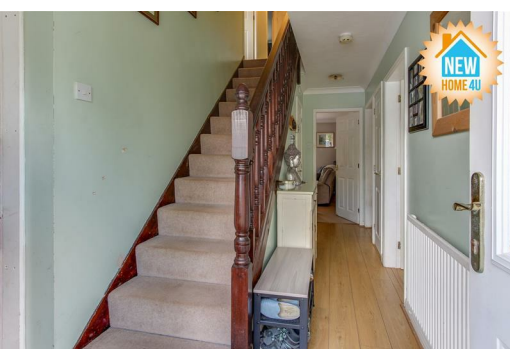
ARE YOU THINKING OF SELLING YOUR PROPERTY – TRY NewHome4U – WHY??

1. WE GIVE YOU PROFESSIONAL PHOTOS – that means nice clean crisp shots of your home.
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4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
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7. ENERGY PERFORMANCE CERTIFICATE ONLY COST YOU £65!!!

(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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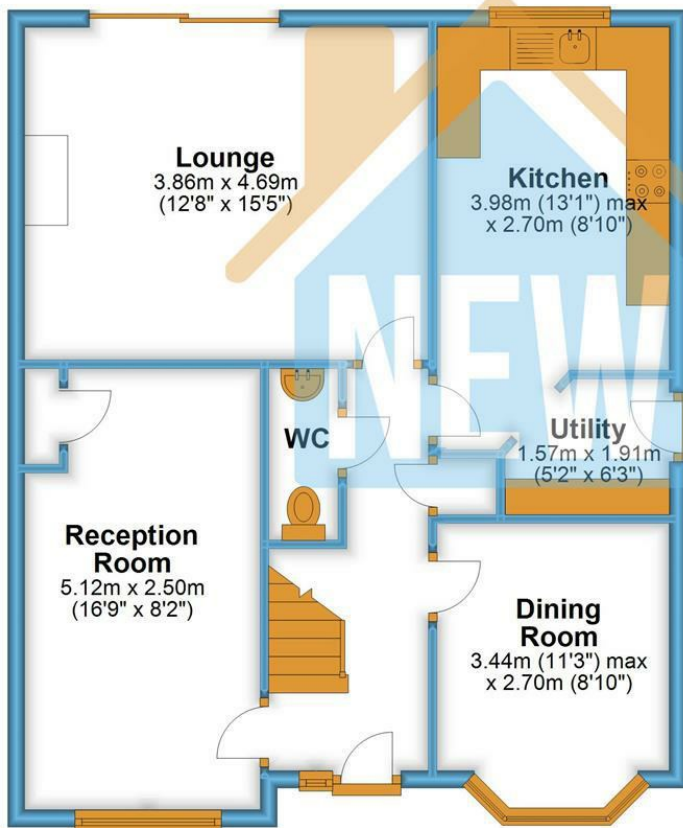
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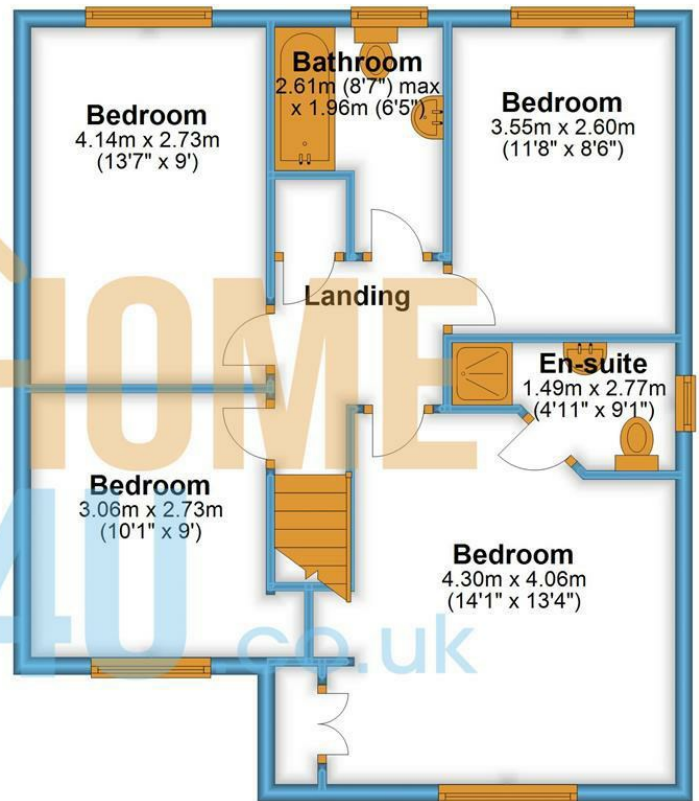
Ground Floor

Approx. 66.1 sq. metres (711.0 sq. feet)



First Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



Total area: approx. 127.6 sq. metres (1373.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

16-18 Chester Street, Mold, CH7 1EG

Tel: 01352 837 837

info@newhome4u.co.uk

