

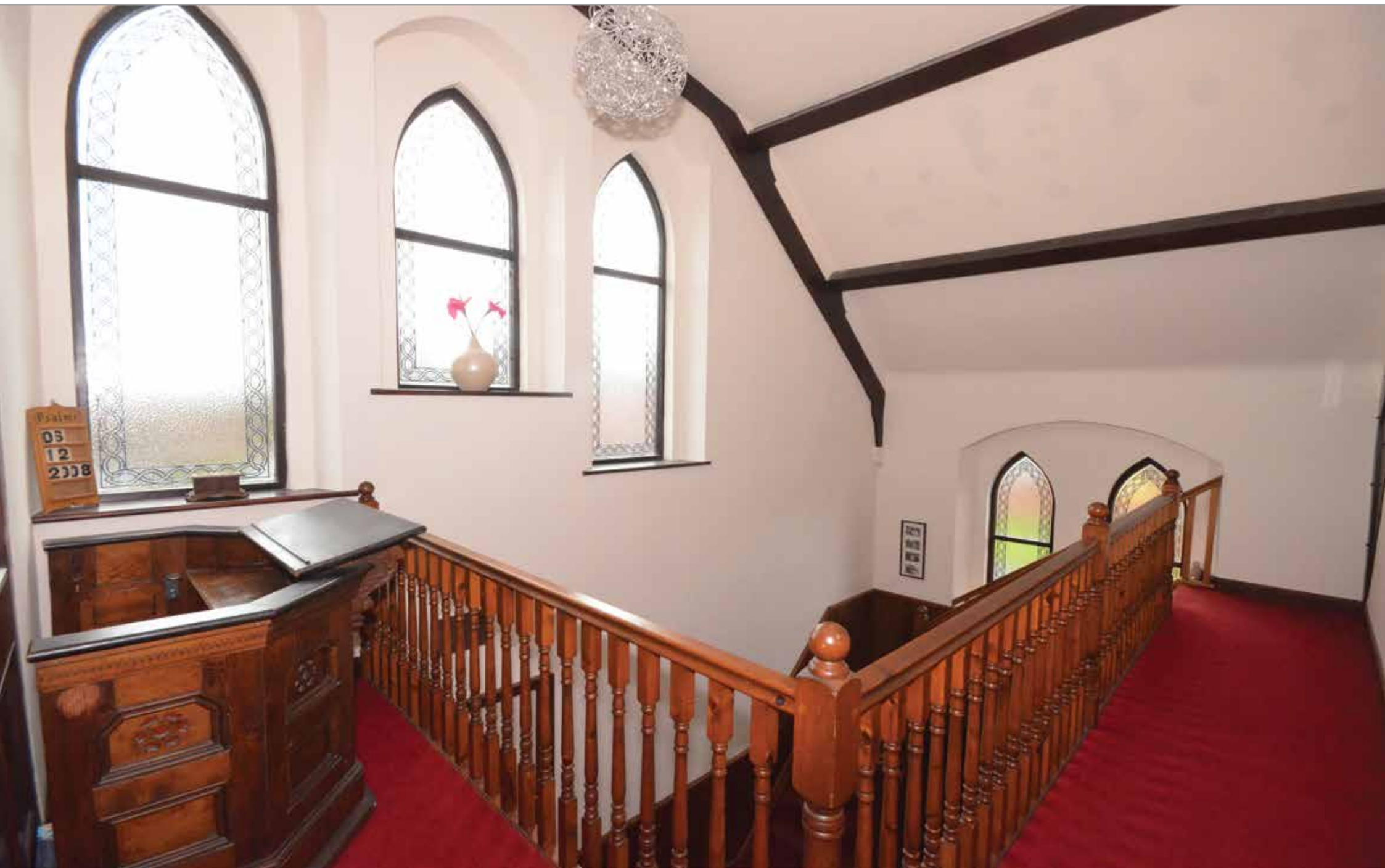


# THE CHAPEL

96 Mold Road, Buckley

**MINCHIN FELLOWS**

ESTATE & LETTING AGENTS



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# THE CHAPEL

## 96 Mold Road, Buckley

### DESCRIPTION

If you are looking for a property that offers that little bit extra from curb appeal, modern fittings and character, then this converted Chapel certainly will not leave you disappointed. From the moment you walk in through the entrance you are greeted by the vast amount of space and features that this property offers. Dating back circa 1884 and providing larger than average 4-bedroom detached family accommodation, the property retains many original features, and has been restored and refurbished to a high standard using original materials (e.g. majority of window sills made from original pitch pine pews, many rooms have pitch pine wood wall panelling and pitched archways with stained glass arched windows). The accommodation briefly comprises: porch, reception hall, games room, dining room, lounge, kitchen/breakfast room, utility and downstairs WC. To the first floor you will find two feature landings, master bedroom with dressing room and en-suite, a further 3 bedrooms and family bathroom. Outside there is ample 'off-road' parking, good size garage, patio area and lawn garden to the rear.

### LOCATION

The town of Buckley offers many amenities to include: schools for all ages, shops, supermarkets, public houses and excellent public transport facilities. The A55 is within easy reach making the main towns and centres of employment throughout North Wales and the North West regions easily accessible. Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities together with primary and secondary schools and leisure facilities.

### DIRECTIONS

From our Chester office, at the Grosvenor Road continue over the Dee Bridge, passing the Chester race course on the right, proceed onto the Wrexham Road A483, passing the Chester business Park on the left. At the Post House roundabout keeping in the right hand lane, take the 3rd exit onto the A55 South bound and continue on this road until the Buckley turnoff. Take the 1st left, at the roundabout take the 3rd exit sign-posted Buckley and stay on this road for approximately 2 miles. Continue straight on at the traffic lights and after a short distance the property can be seen on the righthand side.

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#### VESTIBULE

Original church doors open into the vestibule. Tiled floor. Original leaded and stained glass windows to elevations. Courtesy light point. Internal panelled door opens into the reception hall.

#### RECEPTION HALLWAY

5.32m x 3.60m (17'5 x 11'10) The abundance of original character is noticeable from the moment you step through the door. Spindled turned staircase rises to a parapet landing area with vaulted ceiling with attractive exposed beams. Tongue and groove pitch pine half-height panelled walls with dado rail over flow throughout and lead on into the inner hallway. Wrought iron Victorian style radiator. Power points. Frosted and etched glazed windows provide an abundance of natural daylight whilst internal pitch pine panelled and glazed leaded double opening doors lead into the dining room, additional sitting room and kitchen open into.

#### ADDITIONAL SITTING ROOM

3.52m x 7.27m (11'7' X 23'10) Two double glazed windows to the side elevation. Double panelled radiator. Wood burning effect gas stove set on a raised slate hearth. Power points. Television aerial point. Coved ceiling and ceiling light points.

#### DINING ROOM

3.67m x 3.54m (12'0 X 11'7) Two double glazed windows to the side elevation. Double panelled radiator. Power points. Wall lights.

FROM THE MOMENT YOU WALK IN THROUGH THE ENTRANCE YOU ARE GREETED BY THE VAST AMOUNT OF SPACE AND FEATURES THAT THIS PROPERTY OFFERS



### BREAKFAST KITCHEN

5.24m x 3.51m (17'2 X 11'6) The room is lavishly finished with a contemporary arrangement of base and wall units with polished cream fronted drawers and cupboards with contemporary brushed stainless steel handles complementing the units. Wood effect work surface over base units with inset one and a half bowl stainless steel sink, drainer and mixer tap. Tiled up-stands to the work surface areas with flush chrome power points. Concealed down-lighting. Integrated appliances include Hotpoint electric oven, 4-ring AEG electric hob and extractor over. Plumbing for dishwasher. Recessed space for American style fridge freezer. Slate tiled floor. Wall mounted contemporary radiator. Ceiling light points. Double glazed windows to the side elevation. Panelled and frosted leaded door opens into the living room. Door leads into utility.

### UTILITY

2.76m x 3.75m (9'1 X 12'4) Plumbing for washer and dryer. Wall mounted Worcester condensing boiler. Single panel radiator. Single sink. Strip ceiling light point. Two double glazed windows to the side elevation. Door leads into cloakroom. Door leads externally to the rear garden.

### CLOAKROOM

With low-level wc. Ceiling light point.

### L-SHAPE LIVING ROOM

6.04m maximum x 7.24m maximum (19'10 maximum x 23'9 maximum) A beautiful versatile room again flooded with natural daylight provided by the double glazed windows to two elevations whilst French doors open onto the enclosed private rear garden. Contemporary electric fire. Three double panelled radiators. Power points. Television aerial point. Ceiling pendants. Attractive pitch pine panelled central wall with wrought iron turned staircase that rises to the first floor accommodation.





## FIRST FLOOR

### LANDING

Spindled balustrade parapet landing area with vaulted ceiling with attractive exposed beams. Windows provide natural daylight. Original parapet. Two frosted glazed double opening doors lead to an internal landing area. Pitch pine bi-fold concealed wall which conveniently opens into a secret bedroom.

### BEDROOM 4

2.68m x 3.62m (8'10 x 11'11) Well designed low-level picture glazed windows to the side elevation. Single panel radiator. Power points. Ceiling light point.

### INTERNAL LANDING AREA

Which provides that wow factor with the vaulted ceiling with exposed A-frames and beam ceiling. The landing area measures 5.32m x 3.52m. Currently being used as an office but could easily be converted into an additional bedroom area. Attractive leaded stained glass windows to the side elevation. Double panelled radiator. Power points. Wall lights. Doors lead off into bedrooms, bathroom. Double opening doors lead into the master bedroom.

### MASTER BEDROOM

4.19m x 6.17m (13'9 x 20'3) The uniqueness of the bedroom certainly offers the stand out feature with the vaulted ceiling, exposed A-frames and beam ceiling. Cleverly designed low-level and eye-level picture windows. Double panelled radiator. Power points. Television aerial point. Internal doors open into a walk-in wardrobe and shower room.

### WALK-IN WARDROBE

2.77m x 1.79m (9'1 x 5'10) Low-level double glazed window to the side elevation. Single panel radiator. Ceiling light point.

### EN-SUITE SHOWER ROOM

2.77m x 1.65m (9'1 x 5'5) Suite of fully tiled walk-in shower cubicle, low-level wc and pedestal wash hand basin. Single panel radiator. Recessed lighting.

### BATHROOM

3.55m x 3.56m (11'8 x 11'8) Two frosted low-level double glazed windows to the side elevation. Attractive feature slipper bath with mixer shower tap, walk-in corner shower cubicle with massaging jets, low-level wc and pedestal wash hand basin. Oak engineered flooring. Double panelled radiator. Recessed lighting.

### BEDROOM 2

3.8m x 3.55m (12'6 x 11'8) Two low-level double glazed windows to the side elevation. Double panelled radiator. Power points. Ceiling light point.

### BEDROOM 3

3.55m x 3.62m (11'8 x 11'11) Attractive embossed frosted low-level windows to the side elevation. Single panel radiator. Power points. Ceiling light point.







## OUTSIDE

The property offers an attractive briquette driveway frontage which provides an abundance of off-road parking and continues to both elevations. Both elevations offer security with gated entrance and hard standing. There is outside security lighting and brick walling to the perimeter. To the rear garden there is a landscaped feel with paved patio seating area which enjoys late evening sun and offers a vast degree of privacy as it is not directly overlooked. There is a designated and feature circular lawn area with brick edging and gravelled pathway border surround. The rear garden is enclosed by panelled fencing and benefits from a brick built, pitch tiled roof detached garage with double opening doors with side door and glazed window; the garage has power, strip ceiling light point and into eaves storage.

TENURE – Freehold

SERVICES – Mains gas, electric and water

LOCAL AUTHORITY – Flintshire County Council

COUNCIL TAX BAND – G

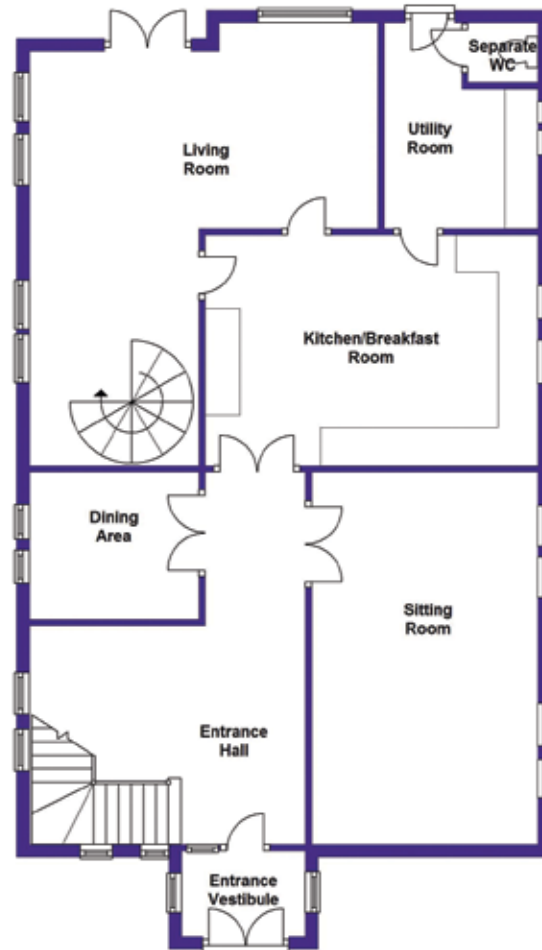
TOTAL FLOOR AREA – 272 m<sup>2</sup>/ 2927 sq ft



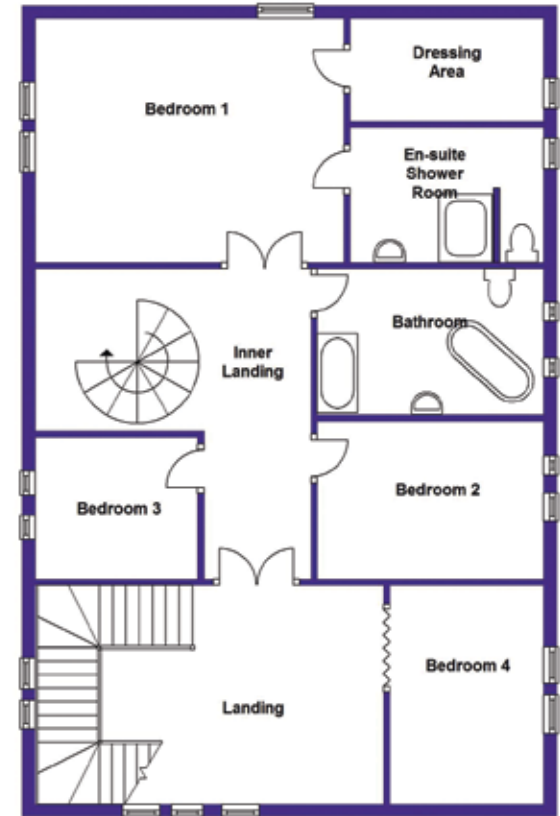




**Ground Floor**



**First Floor**



Floor plans are for illustration purposes only  
Plan produced using PlanUp.



# MINCHIN FELLOWS

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