



## 36 Caerphilly Road Buckley, Clwyd CH7 3QJ

Are you looking for a spacious four bed detached family home in a quiet cul-de-sac on the periphery of Buckley, with a study, a lounge, a separate sitting room, large kitchen /breakfast room, big conservatory, double garage, beautiful garden backing onto a nature trail.....this really is the NewHome4U

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Do you like the photos?? Well may be you would you like to view this home personally because, one of the best things about NewHome4U is, we OPEN 7 DAYS a WEEK and we're physically in the office 4U just so that you can view, "like no other estate agent in Mold"

Four bedroom homes tend to be the domain of larger families and the larger the number of people living there, the greater the demands on the home. From internal space for smaller children needing to play, to outside space for older 'children' needing to park, this example is well capable of taking care of anything asked of it and doing so in style and comfort.

Situated right at the top of a select estate it eschews any problems posed by passing traffic and, with a children's playground nearby, but not too near (!) your little darlings remain safe and observable, which allows parents to relax a little more. The home is in excellent overall condition and this, along with its enviable location means that if size is important to you, it deserves to be on your list.

We approach this home across its broad drive which provides a large parking area in front of the semi detached double garage. This is attached to the single storey sitting room which in turn forms an 'L' shape with the main body of the home. In the corner of the 'L' is the semi glazed UPVC front door which in turn gives access to the square shaped ceramic floored hall.

Immediately to the right of the door is a small front facing study, its box style bay window providing sufficient light to make a very pleasant working environment. Another interesting feature is the arrangement of glass bricks making a panel in the rear wall and allowing light through from here to the spacious lounge behind.

Opposite here on the other side of the front door is the previously mentioned sitting room. This is a large and welcoming room with a picture window overlooking the front lawn and drive. Ideally sized for a secondary sitting room in addition to the main lounge to the rear or if you prefer, it would make a splendid formal dining room should the fitted table in the kitchen be inadequate for the needs of your family.

Beside here, another door in the hall reveals the downstairs very handy cloakroom, with its pedestal basin and lavatory before we pass through into the kitchen with its continuation of the hall's ceramic floor.

Immediately we enter here there is another door to our left opening into the utility room where we find generous overhead storage units, worktops and a home for the washing machine and tumble drier while on the wall, is mounted the gas combi central heating boiler.

Moving into the kitchen we find the door to the ever-useful 'under-the-stairs' storage cupboard, containing the Hoover, ironing board and all the assorted 'stuff' without which no home can function.

Opposite here is a breakfast bar type dining area. Separated from the body of the room by a dividing bank of fitted units with a worktop, this provides space for day to day eating leaving the possibility of using the more formal dining room for special occasions. The remainder of the kitchen is a square space with units in a 'U' shape and offering homes for a tall fridge/freezer, tower oven and separate range style gas hob.

The remaining door from the hall leads into the lounge. This is a very large and comfortably room with high quality wood laminate flooring. The problem with laminate floors is simply that if they are installed with too much of an eye on the expense, it shows. However, if you spend enough they can provide a genuine air of luxury and this belongs in that category, making the most of the room's generous dimensions. The natural light is supplemented by the previously mentioned glass wall into the study while the far wall is wholly taken up with sliding patio type doors giving access to the large conservatory.

This is of white UPVC construction for ease of maintenance. Floored in practical ceramic tiles, it is sufficiently large to easily house a full sized six seat dining table and various other pieces of free standing furniture. Obviously should your personal needs be met by the table in the kitchen, this room could revert to its original function as a delightful sun room. Stepping through the French doors from here into the enclosed rear garden we find a paved patio area, a neat lawn and a very unusual arrangement for a trampoline, in that it is sunk into the ground, protecting it from the ravages of wind and, because it is impossible to fall off, keeping any budding gymnasts safe. There is a wooden fence around the perimeter with a gate opening onto the Buckley nature trail, for those peaceful rambles.

Immediately to the left at the top of the stairs we find a forward facing double bedroom. Already a comfortable size it is further enhanced by the large fitted wardrobes which provide all the hanging space and clothes storage a determined fashionista could want.

Opposite here and overlooking the rear garden is a smaller bedroom, ideally suited for use as a child's single while next door to here is the family bathroom. This is not the world's biggest but makes up for it in the quality of its fittings. Finished in a fashionable grey and fully tiled, it offers a suite comprising pedestal hand basin, lavatory and 'P' shaped spa bath with an additional mains fed power shower above, with its protective glass screen.

Next door to here is the third bedroom. Also overlooking the peaceful rear garden this is large enough to be taken as a double room although, there being no fitted wardrobes any choice of free standing furniture may be a little compromised.



And finally, overlooking the front of the home is the master bedroom. Again this offers no fitted furniture but is of such generous proportions that this becomes irrelevant, comfortably playing host to twin bedside cabinets, two large free standing wardrobes, a chair and chest of drawers without feeling in the least overcrowded. Off here is the en-suite which, if I am brutally honest could benefit from a freshen up. Having said that, changes of this nature are often on the menu for any purchaser, so it is of little consequence.

Useful information:

COUNCIL TAX BAND: F (flintshire)

ELECTRIC & GAS BILLS: £160pm (based on current owners usage)

WATER BILL: £60pm metered (based on current owners usage)

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 is a great deal of house for your money and indeed, simply a great deal of home. It is ideally suited for a large family, with its four good sized bedrooms, three separate reception rooms and spacious accommodation. The location is also five star, being at the head of a cul-de-sac with open space to the front while the rear garden backs onto a nature trail, ideal for soothing the troubled brain, when the world all becomes just too much some days All this coupled with easy access to nearby towns for shopping or commuting produces, this is a home to enjoy, on every level.

Now, 'unlike most other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office 4U 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

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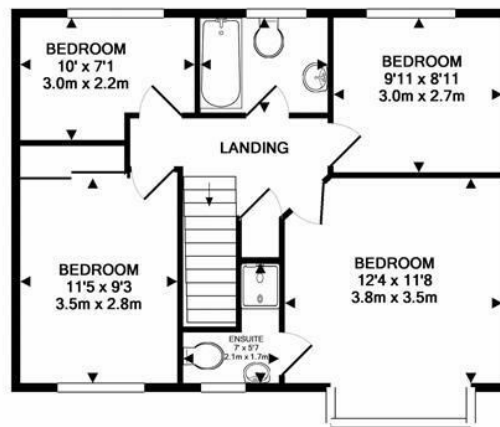
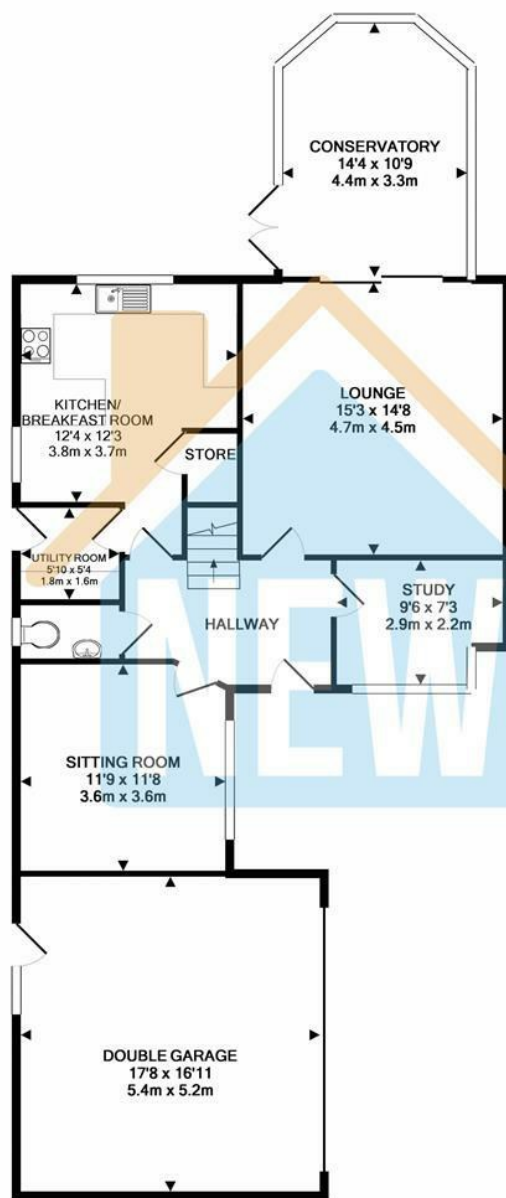
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  3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.  
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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	