

40 Bod Offa Drive, Buckley, CH7 2PB



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 CO₂ 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 CO₂ emissions			
England & Wales EU Directive 2002/91/EC 			

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

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Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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40 Bod Offa Drive

Buckley,
CH7 2PB

NEW
£230,000

A beautifully presented and exceptionally versatile three-bedroom semi-detached home, occupying a quiet position within a popular residential area of Buckley. The property offers well-proportioned accommodation arranged over three floors, complemented by a generous driveway, attached garage and attractive private rear garden and loft room.

Internally, the property combines a welcoming living room with feature fireplace, separate dining room, modern fitted kitchen, conservatory, useful utility room and downstairs shower room. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, while the converted loft room provides an excellent additional space for a home office, hobby room, studio or storage. The principal bedroom enjoys a pleasant outlook over the rear garden, while the property as a whole offers an excellent degree of flexibility for modern family life.

Location

Buckley is a well-established and popular Flintshire town, ideally positioned for access to the wider North Wales and North West regions. The town offers a good range of everyday amenities, with local shops, cafés, public houses and community facilities, while nearby Mold provides a broader selection of independent retailers, supermarkets, restaurants and leisure facilities. The area is particularly well placed for commuters, with convenient access to the A55 North Wales Expressway, providing connections towards Chester, Wrexham and the North Wales coast. For families, Buckley benefits from a good selection of schools. Local primary provision includes Westwood Community Primary School, Southdown Primary School, Mountain Lane C.P. School and Drury Primary School. Secondary education is provided locally by Elfed High School on Mill Lane, which is an 11–16 community-focused secondary school

External



The property is approached via a substantial brick and concrete driveway providing parking for two vehicles, with an attractive front garden framed by established hedging, planted borders and a neatly maintained lawn. A brick pathway leads to the entrance porch, while the attached single garage with white UPVC doors provides useful additional storage and practical space.

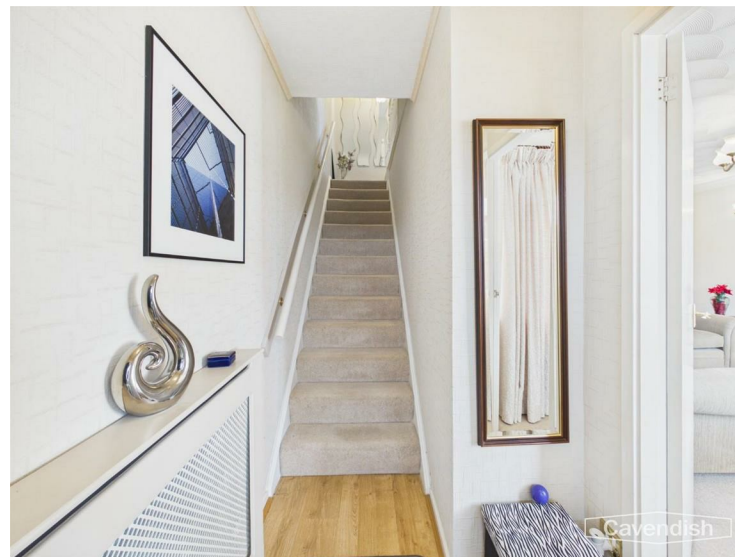
Entry Porch

1.50 x 1.22 (4'11" x 4')

A wooden and glazed entrance door opens into the welcoming porch, finished with wood-effect flooring and attractive wood panelling. There is useful space for coats and shoes, with an obscure-glazed door leading into the main entrance hallway.

Hallway

1.42 x 1.47 (4'8" x 4'10")



The entrance hallway creates a pleasant first impression, with wood-effect flooring, radiator with decorative cover, pendant lighting and a staircase rising to the first floor. Wooden doors lead through to the principal reception rooms and further ground-floor accommodation.

Garden



The rear garden is a particularly attractive feature, offering a combination of timber decking, lawn and patio seating areas. Established evergreen hedging provides excellent privacy to the rear and side boundaries, creating a mature and secluded outdoor environment. There is a timber garden shed, established planting, an apple tree and an external water tap, while the various seating areas provide plenty of opportunity for outdoor entertaining and relaxation.

Tenure

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

Council Tax

* Council Tax Band C - Flintshire County Council.

AML

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a sale.

Extra Services

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.

Award Winning Letting Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

By appointment through the Agent's Mold Office 01352 751515.

Our photos have been enhanced with the help of AI.

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

sliding doors. A double-glazed window overlooks the front elevation, with radiator and pendant lighting completing the room.

Bedroom 3

2.27 x 3.22 (7'5" x 10'7")



Bedroom three is a useful single bedroom currently presented with wood-effect flooring and benefiting from a double-glazed front window. There is a radiator and space for a single bed, while the room could equally lend itself to use as a nursery, dressing room or home office.

Family Bathroom



The family bathroom is fitted with a three-piece suite

comprising WC, wash hand basin and panelled bath with electric shower over. The room features attractive grey-toned flooring and complementary wall tiling, together with a heated towel rail.

A large illuminated mirror, inset lighting and double-glazed rear window complete this stylish and practical room.

Loft Room

5.43 x 3.37 (17'10" x 11'1")



A further staircase leads to the loft room, providing an excellent additional area with a wide range of potential uses. The room features carpeted flooring, a double-glazed side window, strip lighting and useful eaves storage. This versatile space would make an ideal home office, hobby room, studio, playroom or extensive storage area, adding another useful dimension to the property's already flexible accommodation.

Garage

2.75 x 4.17 (9' x 13'8")

The attached single garage provides useful additional storage and practical utility space, with power and lighting together with fitted storage units. There is convenient access from the rear of the property and internal access to the house.

Living Room

4.45 x 4.58 (14'7" x 15')



A particularly well-proportioned reception room enjoying excellent natural light from a large double-glazed window spanning much of the front elevation. The room is finished with carpeted flooring, decorative coving and architraves, together with an attractive electric fire set within a white stone surround and complemented by a painted wooden mantel.



Wall-mounted lighting and a central pendant provide further illumination, while the generous proportions allow for a range of furniture arrangements. Attractive wooden partition doors lead into the dining room, allowing the two reception

spaces to be opened together when entertaining or separated when a more defined layout is preferred.

Dining Room

2.75 x 3.51 (9' x 11'6")



The dining room continues the attractive presentation, with wood-effect flooring, radiator, pendant lighting and decorative coving. There is useful under-stair storage, while glazed sliding doors provide a lovely connection through to the conservatory and onward to the rear garden.

Conservatory

2.76 x 2.82 (9'1" x 9'3")



The conservatory provides a useful additional reception space and benefits from wood-effect flooring and extensive

double glazing. The room enjoys a pleasant outlook over the rear garden, with glazed doors providing direct access outside. This versatile space could be used as a family room, garden room or additional sitting area.

Kitchen

2.63 x 3.22 (8'8" x 10'7")



The well-appointed kitchen is fitted with a range of beach-effect wall and base units with complementary silver handles, contrasting work surfaces and tiled splashbacks. Integrated appliances include a four-ring gas hob and built-in oven, together with an integrated fridge and dishwasher. A stainless-steel sink with drainer and adjustable mixer tap sits beneath a double-glazed window overlooking the rear garden, while excellent storage is provided throughout. A further useful cupboard incorporates shelving and houses the property's fuse board.

Utility Room

1.79 x 3.52 (5'10" x 11'7")



A particularly practical utility area features terracotta-effect tiled flooring, fitted grey cabinetry with contrasting worktops and a stainless-steel sink. There is plumbing and space for a washing machine and tumble dryer, together with excellent additional storage. A glazed UPVC door provides direct access to the rear garden, while further fitted storage includes tall cupboards. The Worcester gas boiler is also housed within this area.

Downstairs Shower Room

1.55 x 1.71 (5'1" x 5'7")



The ground floor is further complemented by a useful

shower room, comprising WC, wash hand basin and corner shower enclosure with mains-fed shower. Tiled finishes, ventilation and a glazed window complete this practical facility.

Landing

2.39 x 2.19 (7'10" x 7'2")



The staircase rises to a bright landing with wooden handrail and glazed detailing. The landing provides access to all three bedrooms, the family bathroom and the further staircase leading to the loft room. An airing cupboard provides useful additional storage.

Primary Bedroom

5.47 x 2.96 (17'11" x 9'9")



The excellent principal bedroom is positioned to the rear and is a generous double room with carpeted flooring and an extensive range of fitted wardrobes running along one wall. Two double-glazed windows overlook the rear garden, allowing plenty of natural light into the room. Decorative coving, two radiators and pendant lighting complete this comfortable and well-appointed principal bedroom.

Bedroom 2

3.01 x 3.22 (9'11" x 10'7")



Another well-proportioned double bedroom, featuring carpeted flooring and useful built-in wardrobe storage with