



Dolwyn South Lane
Buckley


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£375,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Dolwyn South Lane

Buckley

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 4 DOUBLE BEDROOMS
- DETACHED DORMER BUNGALOW
- SET ON A LARGE PLOT WITH VAST FRONT AND REAR GARDEN
- DRIVEWAY WITH OFF ROAD PARKING FOR CIRCA 5 VEHICLES
- 3 RECEPTION ROOMS
- FAMILY BATHROOM AND ENSUITE
- OFFERED IN BEAUTIFUL CONDITION THROUGHOUT
- TURN KEY READY
- QUIET CUL DE SAC LOCATION
- CLOSE TO A WEALTH OF LOCAL AMENITIES
- EASY ACCESS TO THE NEW ARGOED SCHOOL, ELFED AND SOUTHDOWN SCHOOLS


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Entrance Hallway

Accessed via a composite door with solid wood floor, wooden doors to bedroom three and four, sitting room, bathroom and dining room, wall mounted radiator

Sitting Room

11' 8" x 11' 5" (3.56m x 3.48m)

Solid wood floor, PVC double glazed window to side aspect, PVC double glazed bay window to the front, wall mounted radiator, multi fuel log burner fire with slate hearth and reclaimed solid wood mantle

Bedroom Three

11' 8" x 11' 5" (3.56m x 3.48m)

Solid wood floor, PVC double glazed bay window to the front, wall mounted radiator

Bedroom Four

11' 5" x 10' 5" (3.48m x 3.17m)

Solid wood floor, PVC double glazed window to the side, wall mounted radiator

Bathroom

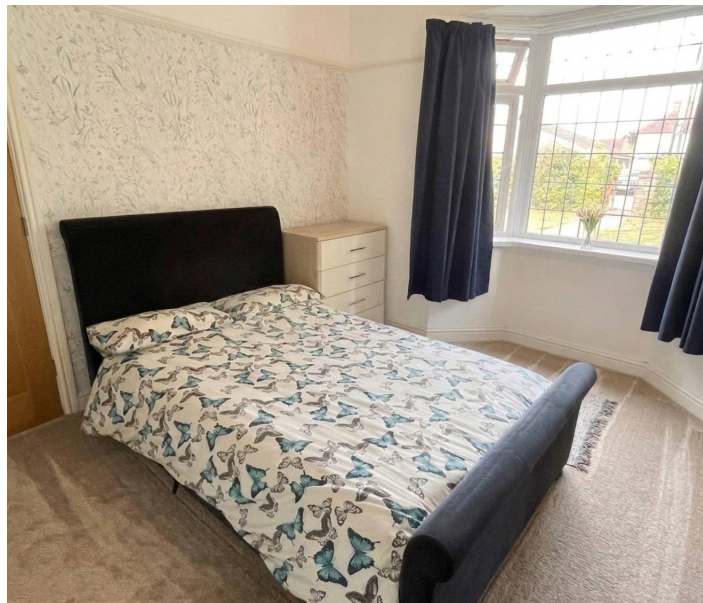
6' 0" x 6' 0" (1.83m x 1.83m)

A modern suite comprising a walk in shower cubical with wall mounted shower, enclosed cistern WC with cupboards over and vanity wash hand basin with cupboards under

Dining Room

11' 5" x 10' 5" (3.48m x 3.18m)

Solid wood floor, PVC double glazed window to the side, wall mounted radiator, space for an electric fire with fireplace and reclaimed wood mantle, archway opening to the kitchen



Kitchen

20' 0" x 11' 5" (6.10m x 3.48m)

A large and modern kitchen with fitted wall, drawer and base units, worktop with breakfast bar area, inset stainless steel 1.5 sink unit with mixer tap, space for large American style fridge freezer, integrated dishwasher and integrated washing machine, space for a range with extractor hood over, PVC double glazed windows to the side and rear, composite stable door opening to the rear garden, wall mounted radiator, wooden door opening to the lounge

Lounge/Family Room

20' 0" x 15' 6" (6.10m x 4.72m)

A bright and spacious family room with PVC double glazed french doors opening to the rear garden and floor to ceiling PVC double glazed windows each side, 2 wall mounted radiators, stairs to first floor



First Floor Landing

Doors to Bedroom one and dressing area

Bedroom One

14' 7" x 11' 5" (4.45m x 3.48m)

A large open plan bedroom with 6 door build in wardrobes with built in TV cabinet, fitted drawers, plus additional 2 door fitted wardrobe, PVC double glazed window overlooking the rear garden, wall mounted radiator

Dressing Area

Steps up to a dressing/clothing area opening to Bedroom Two

Bedroom Two

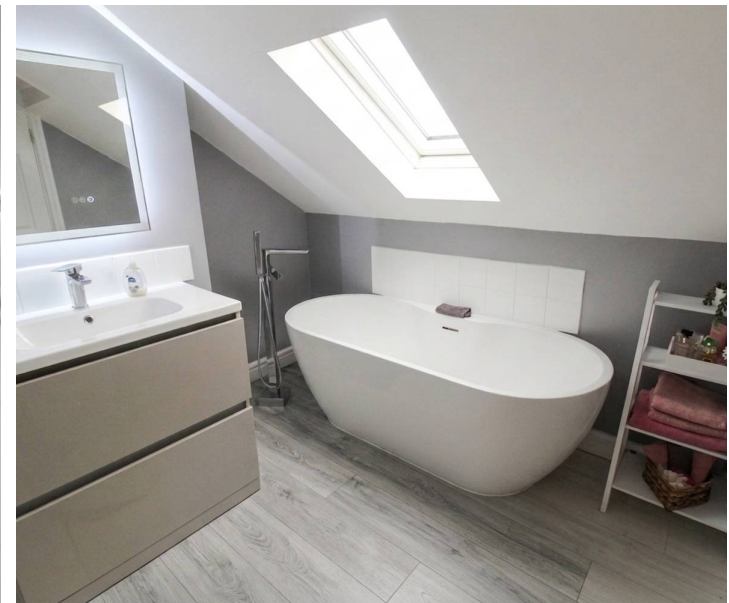
15' 0" x 9' 2" (4.57m x 2.79m)

PVC double glazed window to the side, two Velux roof windows, wall mounted radiator, ample eaves storage, wood door opening to a large ensuite

Ensuite

9' 2" x 8' 5" (2.79m x 2.57m)

A recently fitted modern bathroom suite comprising a free standing curved bath with tower shower attachment, large vanity wash hand basin with cupboards under and enclosed cistern WC, Velux roof window, chrome towel traditor, storage cupbaords





FRONT GARDEN

Laid to lawn with established shrubs and trees spanning the borders, paved pathway accessed via a gate leading to the entrance

REAR GARDEN

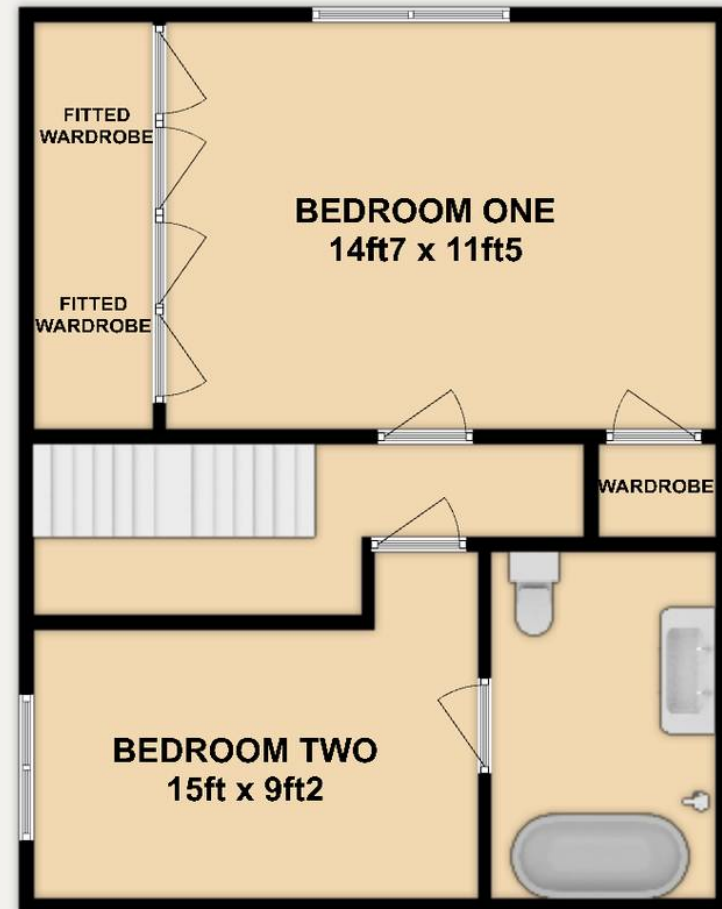
A vast garden to the rear beautifully landscaped to incorporate a large lawn area, patio area, a tranquil pond and a wealth of mature shrubs, trees and flower beds. There is access to the front via timber gates, and ample storage to the side with a timber storage shed. There is also a timber summer house that is perfect for a home office/gym/workshop etc

DRIVEWAY

5 Parking Spaces

A large driveway laid to paving offering off road parking for circa 5 vehicles







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