



## Vron Villa

Buckley | CH7 3LN

Offers In Excess Of £255,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Vron Villa

Buckley | | CH7 3LN

Situated in the popular residential area of Buckley, this three bedroom semi-detached home enjoys far-reaching countryside views to the rear and benefits from planning permission for a ground floor rear extension, offering excellent potential to further enhance the living space. The property also benefits from solar panels and an air source heat pump, contributing to improved energy efficiency. In brief, the accommodation comprises an entrance porch, hallway, open plan living and dining room featuring a multi-fuel burner, kitchen and a downstairs WC. To the first floor, the landing provides access to three bedrooms and a well-appointed four-piece family bathroom.

Externally, the property benefits from three useful outhouses, one of which is currently utilised as a utility space, with the others providing additional storage. The rear garden is arranged over different levels, beginning with a BBQ patio area ideal for outdoor dining, with steps leading down to a lawned garden and a further patio seating area positioned to enjoy the surrounding views. To the front of the property there is a driveway providing off-road parking for two vehicles, along with gated side access via timber gates.

Liverpool Road is conveniently located within easy reach of Buckley town centre, where a wide range of amenities can be found including shops, supermarkets, cafés, schools and leisure facilities. The area is well regarded for its schooling and community feel, with nearby countryside walks and green spaces. The property also benefits from excellent transport links, with the A55 and A483 a short drive away providing convenient access to Mold, Chester, Wrexham and the wider North West.

- THREE BEDROOM SEMI-DETACHED HOME
- EXCELLENT COUNTRYSIDE VIEWS TO THE REAR
- PLANNING PERMISSION FOR AN EXTENSION
- ENTRANCE HALL AND DOWNSTAIRS WC
- OPEN PLAN LIVING AND DINING ROOM WITH SEPARATE KITCHEN
- FOUR PIECE FAMILY BATHROOM
- OUTHOUSES WITH UTILITY/STORAGE
- OIL FIRED CENTRAL HEATING WITH SOLAR PANELS AND AIR SOURCE HEAT PUMP
- DRIVEWAY AND GARDEN TO THE REAR WITH EXCELLENT VIEWS
- RESIDENTIAL LOCATION OF BUCKLEY WITH EXCELLENT TRANSPORT LINKS



### Entrance Porch

UPVC double glazed door leads into entrance porch with original tiled floor and wooden door to hallway.

### Entrance Hall

Original tiled flooring, stairs to first floor, panelled radiator, ceiling light point and door leading to reception areas.

### Living Room

UPVC double glazed bay window to the front elevation with blinds. Multifuel burner set in a brick alcove on a quarry tiled hearth with oak mantel over. Hardwood flooring, ceiling light point, panelled radiator and arch leading into dining area.

### Dining Room

UPVC double glazed door with excellent countryside views leading to the rear BBQ area.. Fireplace alcove space, continuation of wooden flooring, ceiling light point, panelled radiator, doors into downstairs WC and kitchen.

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over, incorporating a stainless steel sink unit with mixer tap. Integrated appliances to include electric oven and hob. Space for further appliances including fridge freezer and dishwasher. The room is finished with splash-back tiling, tiled flooring, ceiling light point, panelled radiator, uPVC double glazed window to the side and uPVC double glazed window leading to the exterior.

### Downstairs WC

Two piece suite comprising low-level WC and wash hand basin, wooden flooring and ceiling light point.

### Landing Area

Access to loft, wooden flooring, ceiling light point, doors off to three bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the rear elevation with excellent countryside views. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Two

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Spacious four piece bathroom suite comprising a low-level WC, pedestal wash hand basin, shower cubical and roll top bath with traditional style taps and detachable shower head. Tiled flooring, chrome heated towel rail, part tiled walls, extractor and uPVC double glazed frosted window to the side.

### Outhouse/Utility

Space and plumbing for washing machine and tumber dryer, power and lighting.

### Garden Stores

Two further garden stores with an outside WC, power and lighting.

### Outside

To the front there is a slate chipped driveway with space for two vehicles. Double timber gates lead alongside the property where there is pedestrian access and storage. The rear garden area is a real





feature of the home with exceptional farmland views. There is a paved BBQ area and steps leading down to the garden which is mainly laid to lawn with established shrubberies and trees. To the boundaries are brick walling and fence panels for privacy and security. There is access to three outbuildings with one being a utility area, another an outside WC and a garden store.

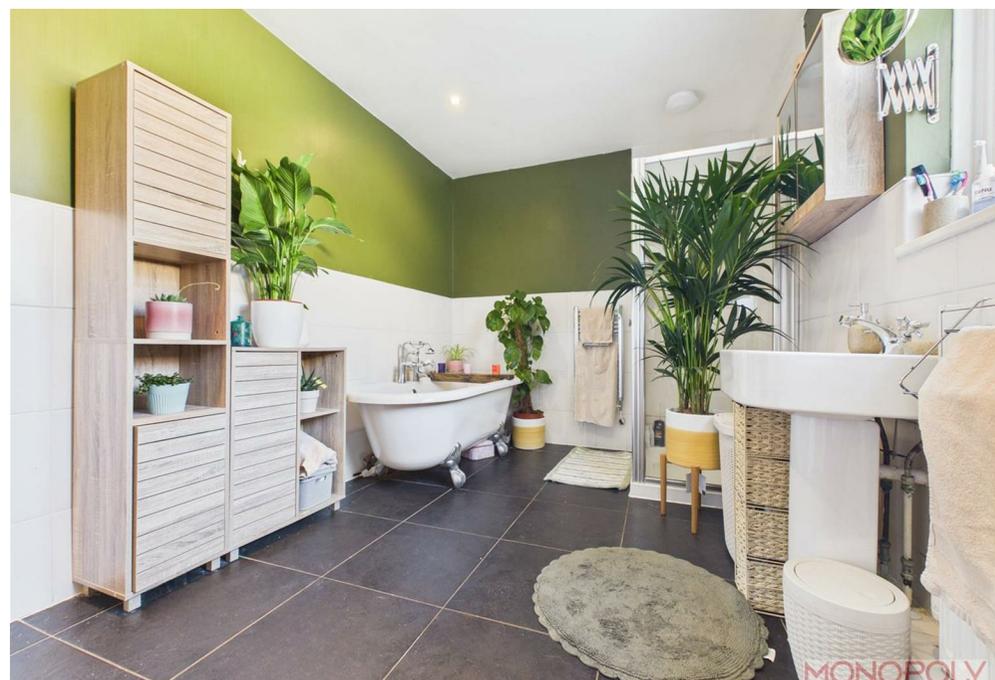
#### **Additional Information**

The property has planning permission for a single storey extension to the rear which is in place until 2027. Full architect drawings can be viewed upon request. The property benefits from oil-fired central heating, supplemented by an air source heat pump and roof-mounted solar panels (owned outright) to improve overall energy efficiency. The oil tank and pump are located to the rear.

#### **Important Information**

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







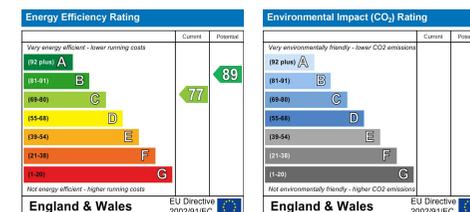


**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

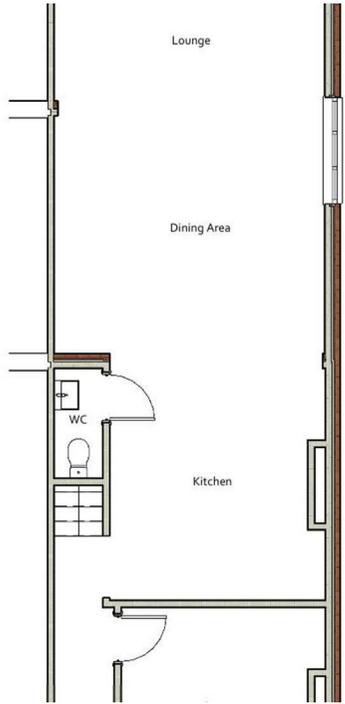




MONOPOLY  
Estate Agents



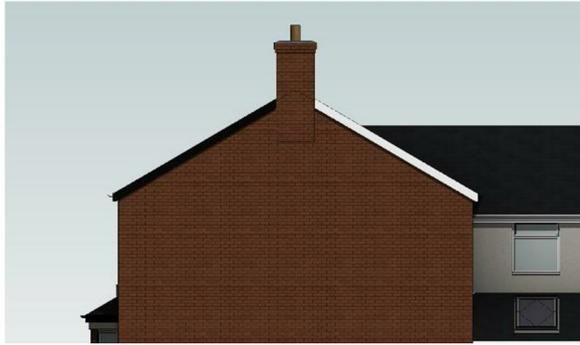




Proposed Front Elevation  
1:100



Proposed Rear Elevation  
1:100



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**<sup>®</sup>  
BUY ■ SELL ■ RENT