



Ffordd Eilian, Oakenholt
Flint


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£250,000**

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

14 Ffordd Eilian

Oakenholt, Flint

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS WC
- BRIGHT AND SPACIOUS LOUNGE
- OPEN PLAN KITCHEN / DINER
- WRAP AROUND GARDENS
- OFF ROAD PARKING FOR 2 VEHICLES
- BRIEF WALK TO NEW CROS ATTU SUPER SCHOOL
- EASY ACCESS TO CHESTER, MANCHESTER, LIVERPOOL AND NORTH WALES
- BUILT 2017 ON A POPULAR RESIDENTIAL ESTATE


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

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



Entrance Hallway

Accessed via a composite door, wood panelled doors to the lounge, WC, kitchen/diner and storage cupboard, wall mounted radiator

Lounge

17' 5" x 9' 6" (5.31m x 2.90m)

PVC double glazed window to the front and side, wall mounted radiator

Toilet

Obscure PVC double glazed window to the front, close coupled WC and pedestal wash hand basin, wall mounted radiator

Kitchen

17' 5" x 8' 6" (5.31m x 2.59m)

A range of fitted wall, drawer and base units, worktop with inset sink unit with mixer tap, inset hob with extractor hood above, separate built in eye level oven, integrated fridge freezer, integrated washing machine, PVC double glazed window overlooking the rear garden

Dining Room

7' 2" x 6' 2" (2.18m x 1.88m)

An openplan room with wall mounted radiator, PVC double glazed box bay windows to the sides and PVC double glazed french doors opening to the rear garden



First Floor Landing

PVC double glazed window to the rear, wood panelled doors to bedrooms and bathroom, access to roof space

Bedroom One

11' 5" x 8' 8" (3.48m x 2.64m)

PVC double glazed window to the front, wall mounted radiator, two built in storage cupboards/wardrobes, wood panelled door opening to the ensuite

Ensuite

A modern suite comprising a shower cubical with wall mounted shower, pedestal wash hand basin and close coupled W, obscure PVC double glazed window to the side

Bedroom Two

9' 8" x 8' 7" (2.95m x 2.62m)

PVC double glazed window to the front, wall mounted radiator

Bedroom Three

9' 8" x 8' 5" (2.95m x 2.57m)

PVC double glazed window to the side, wall mounted radiator

Family Bathroom

A modern suite comprising a panelled bath with wall mounted shower plumbed in over, close coupled WC and pedestal wash hand basin, chrome towel radiator, obscure PVC double glazed window to the front, part tiled walls





FRONT GARDEN

A front garden laid to lawn and enclosed with a mature shrub boundary, access to the rear garden via a timber gate and pathway leading to the entrance door

REAR GARDEN

A beautiful low maintenance garden laid mostly to lawn with a patio area, raised decking area, timber fencing surround, timber storage shed, access to the front via a timber gate, outside tap

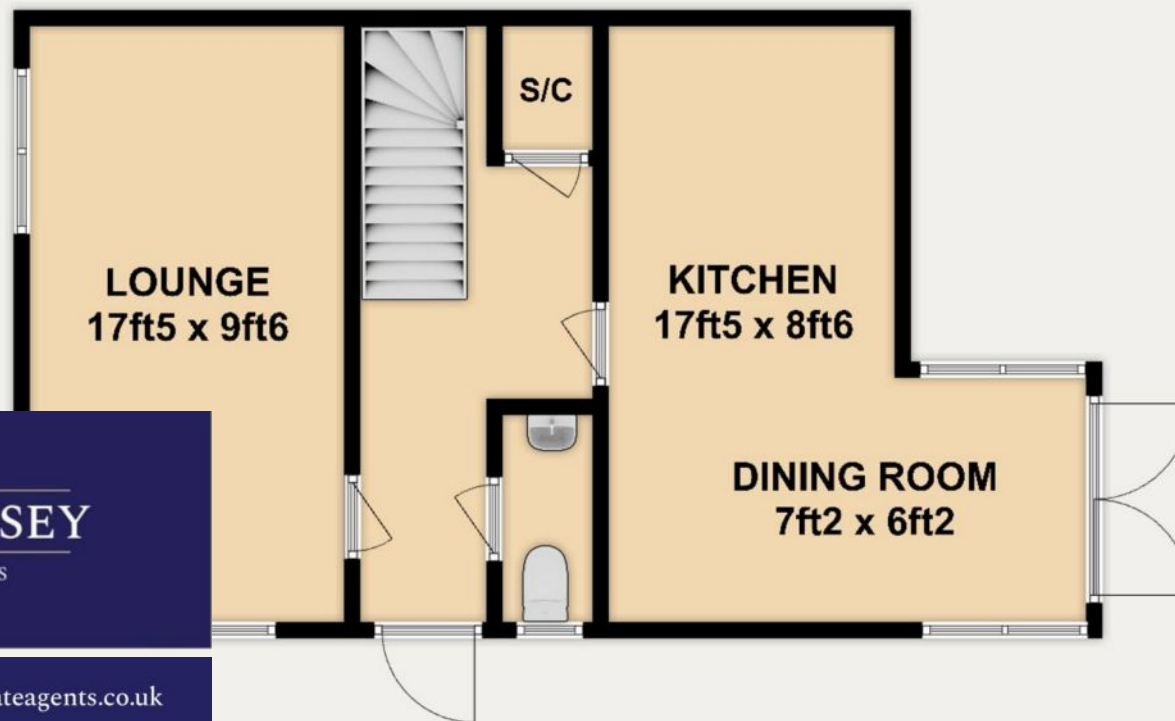
DRIVEWAY

2 Parking Spaces

Off road parking for 2 vehicles








SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

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



SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing please contact

Nicky Swain

t: 07926 488 158

e: nicky@swainhennesseyestateagents.co.uk

Amy Hennessey

t: 07926 488 159

e: amy@swainhennesseyestateagents.co.uk

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