



**Ffordd Dewi, Oakenholt**  
Flint

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£250,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)



## 4 Ffordd Dewi

Oakenholt, Flint

Exquisite 3 bed detached house in desirable area, modern kitchen, 3 bathrooms, spacious layout, low maintenance garden, garage, well-connected location. Ideal blend of luxury and practicality.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 3 DOUBLE BEDROOMS
- THREE BATHROOMS
- DETACHED FAMILY HOME
- LARGE LOW MAINTENANCE GARDEN
- DETACHED GARAGE AND OFF ROAD PARKING
- BEAUTIFUL MODERN KITCHEN
- EXCELLENT ACCESS TO LIVERPOOL, CHESTER, MANCHESTER AND NORTH WALES



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**Entrance Hallway**

Wood panelled doors to lounge, downstairs toilet, understairs storage cupboard and kitchen/diner, wall mounted radiator, stairs to the first floor, PVC double glazed window to the side

**Lounge**

13' 0" x 12' 0" (3.96m x 3.66m)

PVC double glazed window to the front aspect, wall mounted radiator

**Downstairs Toilet**

5' 3" x 3' 7" (1.60m x 1.09m)

A close coupled WC, corner pedestal wash hand basin, tiled splashbacks, wall mounted radiator

**Kitchen / Diner**

18' 0" x 9' 3" (5.49m x 2.82m)

A beautiful kitchen fitted n 2022 with granite effect worktop with inset composite sink unit with Quooker tap offering instant hot and cold water wall, drawer and base units, integrated dishwasher, fridge and freezer, inset 4 ring gas hob with extractor hood over, separate built in eye level double oven with grill feature, karndean floor, additional floor to ceiling fitted cupboards offering ample storage. PVC double glazed window overlooking the rear garden, PVC double glazed french doors opening to the rear garden. Wall mounted radiator, wood panelled door opening to the utility room

**Utility Room**

8' 9" x 5' 8" (2.67m x 1.73m)

With matching wall and base units this spacious room follows with the theme of the modern kitchen with marble effect worktop, plumbing for a washing machine and space for a large American style fridge freezer, composite door opening to the side





### **Landing**

A large landing with PVC double glazed window to the side, wood panelled doors to bedrooms and bathroom, wall mounted radiator and access to the roof space

### **Bedroom One**

13' 0" x 9' 6" (3.96m x 2.90m)

PVC double glazed window to the front aspect, wall mounted radiator, fitted wardrobes with sliding mirrored doors, wood panelled door opening to the ensuite

### **Ensuite**

8' 9" x 5' 8" (2.67m x 1.73m)

A modern suite comprising a shower cubical, pedestal wash hand basin and close coupled WC, tiled splashbacks, wall mounted chrome towel radiator, obscure PVC double glazed window to the front

### **Bedroom Two**

9' 7" x 9' 5" (2.92m x 2.87m)

PVC double glazed window to the rear aspect, wall mounted radiator

### **Bedroom Three**

9' 5" x 8' 2" (2.87m x 2.49m)

PVC double glazed window to the rear aspect, wall mounted radiator

### **Family Bathroom**

6' 8" x 5' 5" (2.03m x 1.65m)

A modern suite comprising a panelled bath with shower attachment, pedestal wash hand basin and close coupled WC, tiled splashbacks, obscure PVC double glazed window to the side, wall mounted towel radiator







## FRONT GARDEN

Laid to lawn with established hedges and shrubs, paved pathway and access to the rear garden via timber gates

## GARDEN

A spacious garden laid to artificial lawn with patio area, timber fencing surround, outside tap, access to the front via timber gates and access to the garage and rear driveway via a timber gate

## GARAGE

Single Garage

Accessed via an up and over door with power points and lights

## OFF STREET

1 Parking Space

A private driveway adjacent to the property













# SWAIN HENNESSEY

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Please call us to arrange a viewing

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