



Ffordd Piran, Oakenholt
Flint

In Excess of **£250,000**


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

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23 Ffordd Piran

Oakenholt, Flint

This modern 3-bed detached house in Oakenholt boasts an open plan kitchen/diner, wrap-around gardens, and a driveway for 2 cars. Conveniently located near major transport links, amenities, and schools. Ideal for growing families seeking comfort and convenience. A must-see property!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- SOUTH FACING REAR GARDEN
- THREE DOUBLE BEDROOMS
- FREEHOLD DETACHED HOUSE
- DRIVEWAY FOR 2 VEHICLES
- OPEN PLAN KITCHEN/DINER
- LARGER THAN AVERAGE CORNER PLOT
- WRAP AROUND GARDENS
- PERFECT FAMILY HOME
- EXCELLENT ACCESS TO A55, LIVERPOOL, MANCHESTER, CHESTER AND NORTH WALES
- CLOSE TO LOCAL AMENITIES AND THE NEW CROES ATTI PRIMARY SCHOOL IS JUST A SHORT WALK AWAY


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Entrance Hallway

Accessed via a composite door with white panelled doors to the lounge, downstairs bathroom, understairs storage cupboard and kitchen/diner, wall mounted radiator, stairs to the first floor

Lounge

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

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

Downstairs Wash Room

6' 1" x 3' 1" (1.85m x 0.94m)

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

Kitchen / Dining Room

17' 5" x 14' 2" (5.31m x 4.32m)

Kitchen Area: A range of modern wall, drawer and base units, worktop with inset sink unit with mixer tap, integrated washing machine, integrated fridge freezer, inset hob with canopy extractor hood over, separate built in eye level oven, PVC double glazed window to the rear Dining Area: PVC double glazed floor to ceiling windows to the side, PVC double glazed french doors opening to the garden, wall mounted radiator



First Floor Landing

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

Bedroom One

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

PVC double glazed window to the front, wall mounted radiator, two fitted wardrobes, wood panelled door to ensuite

En Suite

8' 7" x 4' 0" (2.62m x 1.22m)

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

Bedroom Two

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

PVC double glazed window to the front, wall mounted radiator

Bedroom Three

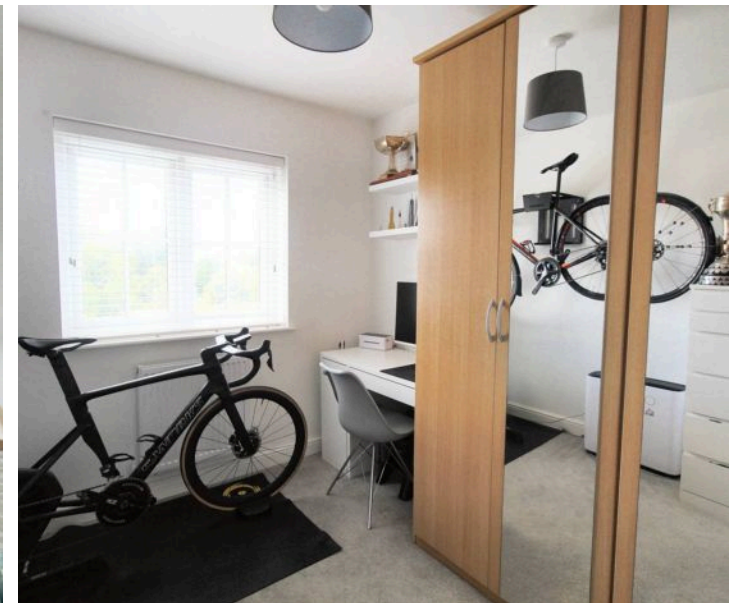
9' 8" x 8' 5" (2.95m x 2.57m)

PVC double glazed window to the side, wall mounted radiator

Family Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

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





FRONT GARDEN

A lawned area wraps from the front around to the side and boarded by an established hedge offering privacy, a pathway leading to the entrance door, access to the rear garden via a timber gate

REAR GARDEN

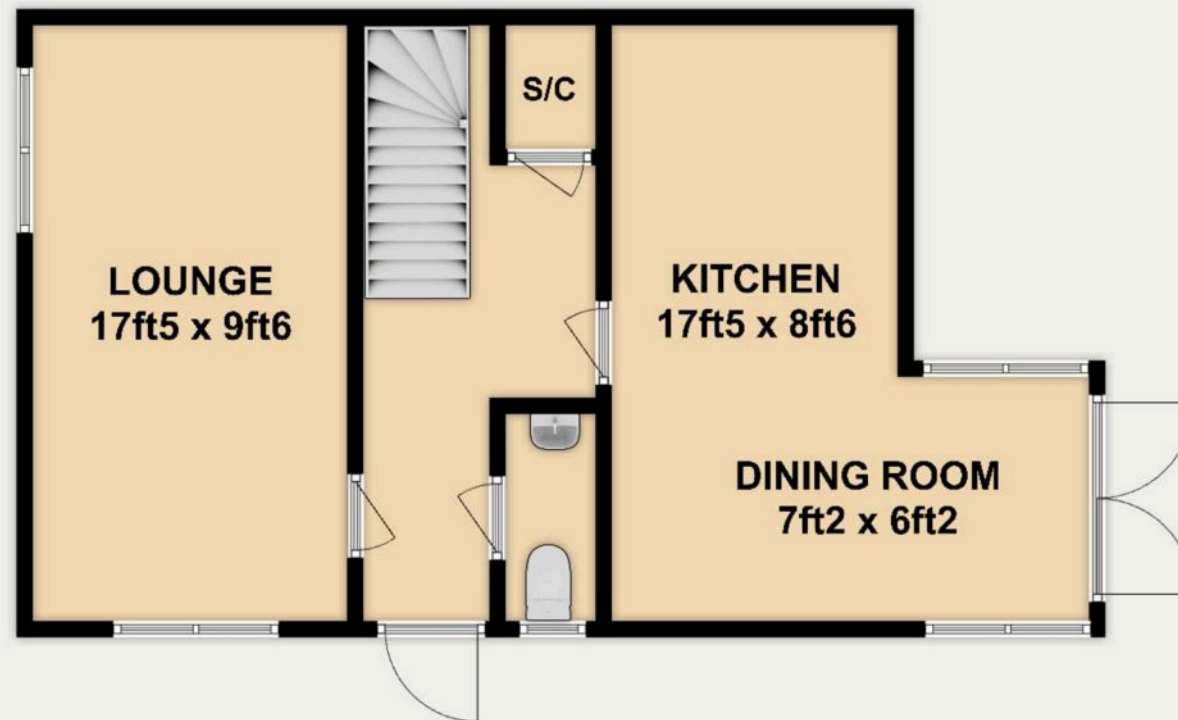
A larger than average garden laid to lawn with timber fencing surround, patio area, timber shed and access to the front via a timber gate

DRIVEWAY

2 Parking Spaces

Hardstanding offering off road parking for 2 vehicles







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