



**Llys Garmon, Oakenholt**  
Flint

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

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

In Excess of **£190,000**



## 6 Llys Garmon

Oakenholt, Flint

Stylish 3-bedroom terraced house built in 2017, offering modern elegance. Features ensuite, family bathroom, spacious living areas, and a well-appointed kitchen. Convenient location with easy access to major urban centres, perfect for families or first-time buyers seeking comfort and accessibility.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 3 BEDROOMS
- STYLISH TERRACED HOUSE BUILT 2017
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS WASH ROOM
- DRIVEWAY FOR 2 VEHICLES
- PRIVATE REAR GARDEN
- BEAUTIFULLY DECORATED THROUGHOUT
- PERFECT FIRST HOME
- WELL SITUATED FAMILY HOME
- EASY ACCESS TO CHESTER, LIVERPOOL AND MANCHESTER
- NHBC VALID UNTIL 2027



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



**Entrance Hallway**

Wall mounted radiator, doors to downstairs cloakroom and lounge, stairs to the first floor

**Downstairs Washroom**

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

**Lounge**

14' 3" x 12' 0" (4.34m x 3.66m)

PVC double glazed window to the front aspect with fitted wooden shutter style blinds, decorative wall panels, wall mounted radiator, under stairs storage cupboard, door opening to the kitchen/diner

**Kitchen/Diner**

15' 5" x 8' 7" (4.70m x 2.62m)

A modern and sleep kitchen comprising fitted wall, drawer and base units, worktop with inset hob with extractor hood over and built in oven under, inset stainless steel 1.5 bowl sink unit with mixer tap, integrated fridge and freezer, integrated dishwasher and integrated washing machine. decorative wall panels, PVC double glazed window overlooking to the rear garden, PVC double glazed patio doors opening to the rear garden and ceramic tiled floor

**First Floor Landing**

Access to roof space and doors to bedrooms and bathroom





**Bedroom One**

12' 0" x 9' 4" (3.66m x 2.84m)

PVC double glazed window to the front aspect, fitted wardrobe with mirrored doors, wall mounted radiator, touch control lighting, door to over stairs storage cupboard and door to the ensuite

**En-Suite**

A modern suite comprising a shower cubical with shower plumbed and tiled walls, pedestal wash hand basin and close coupled WC. Obscure PVC double glazed window to the front aspect, touch control lighting, wall mounted towel radiator

**Bedroom Two**

9' 3" x 7' 6" (2.82m x 2.29m)

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

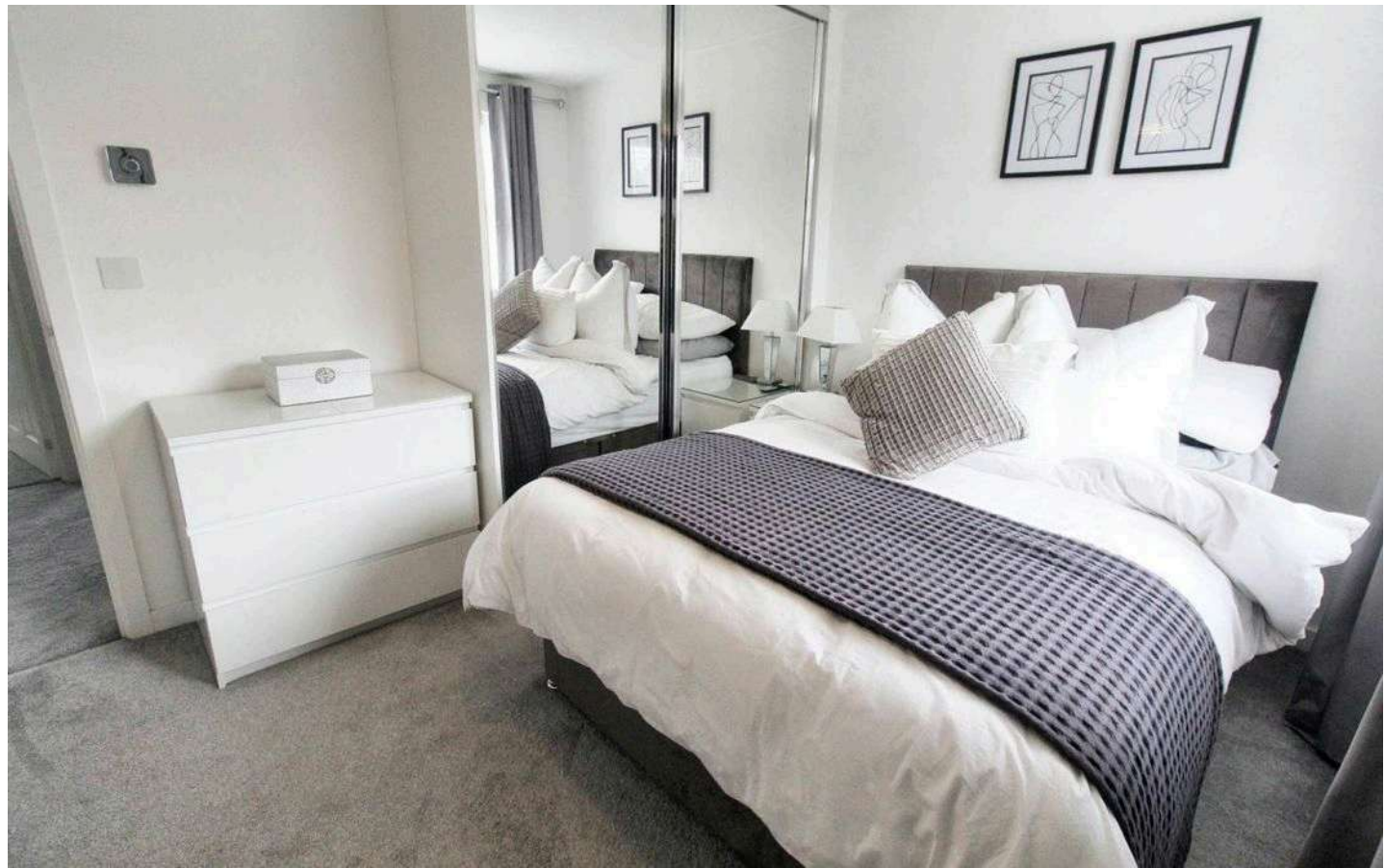
**Bedroom Three**

5' 0" x 7' 6" (1.52m x 2.29m)

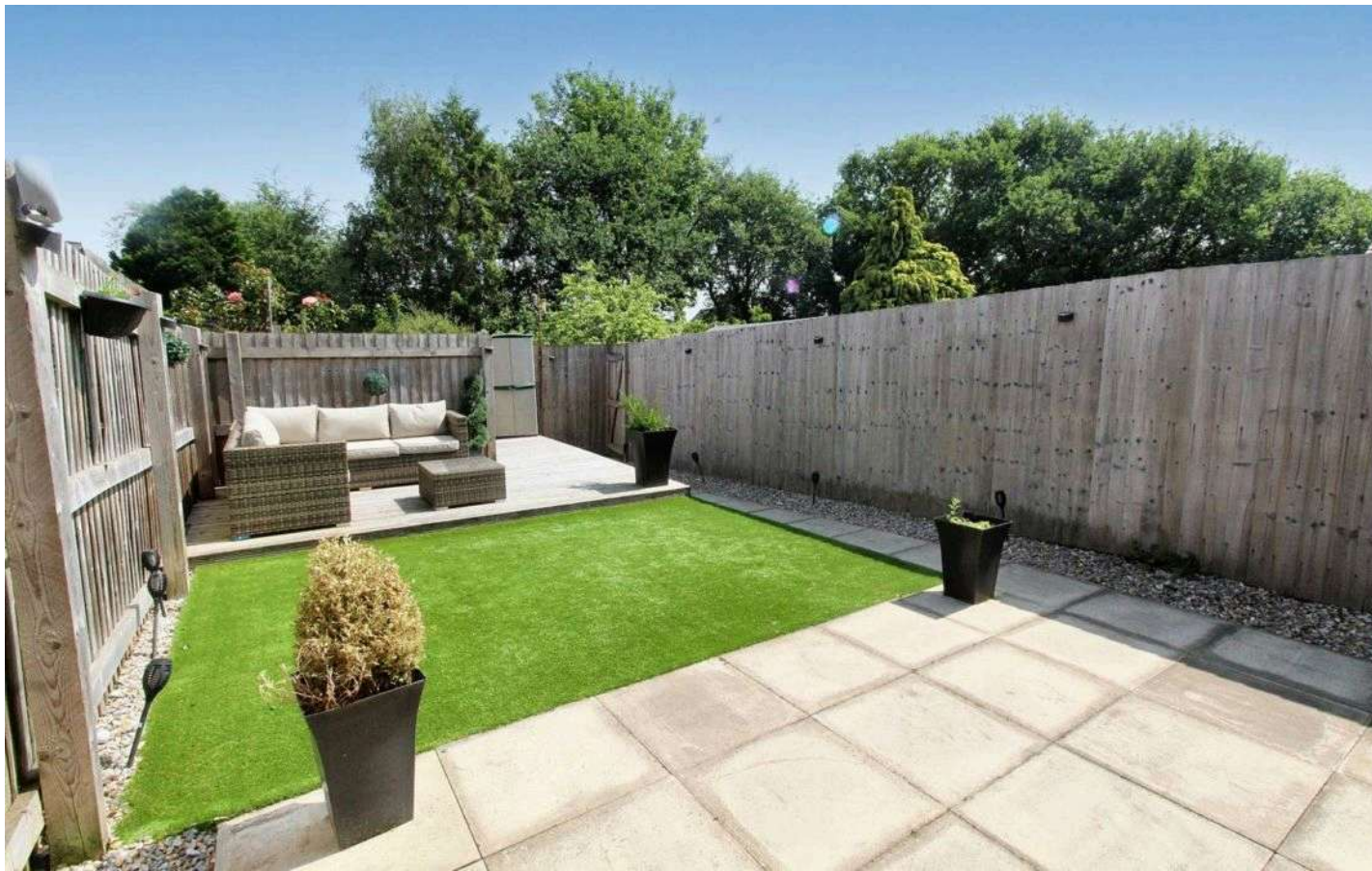
PVC double glazed window to the rear aspect, wall mounted radiator

**Family Bathroom**

A modern suite comprising a panelled bath with shower plumbed in over, close coupled WC and pedestal wash hand basin, part tiled walls







## REAR GARDEN

A beautifully landscaped low maintenance garden with artificial lawned area, patio area and a decked seating area. Timber fencing surround with a rear gate offering private access for bin storage, outside tap

## DRIVEWAY

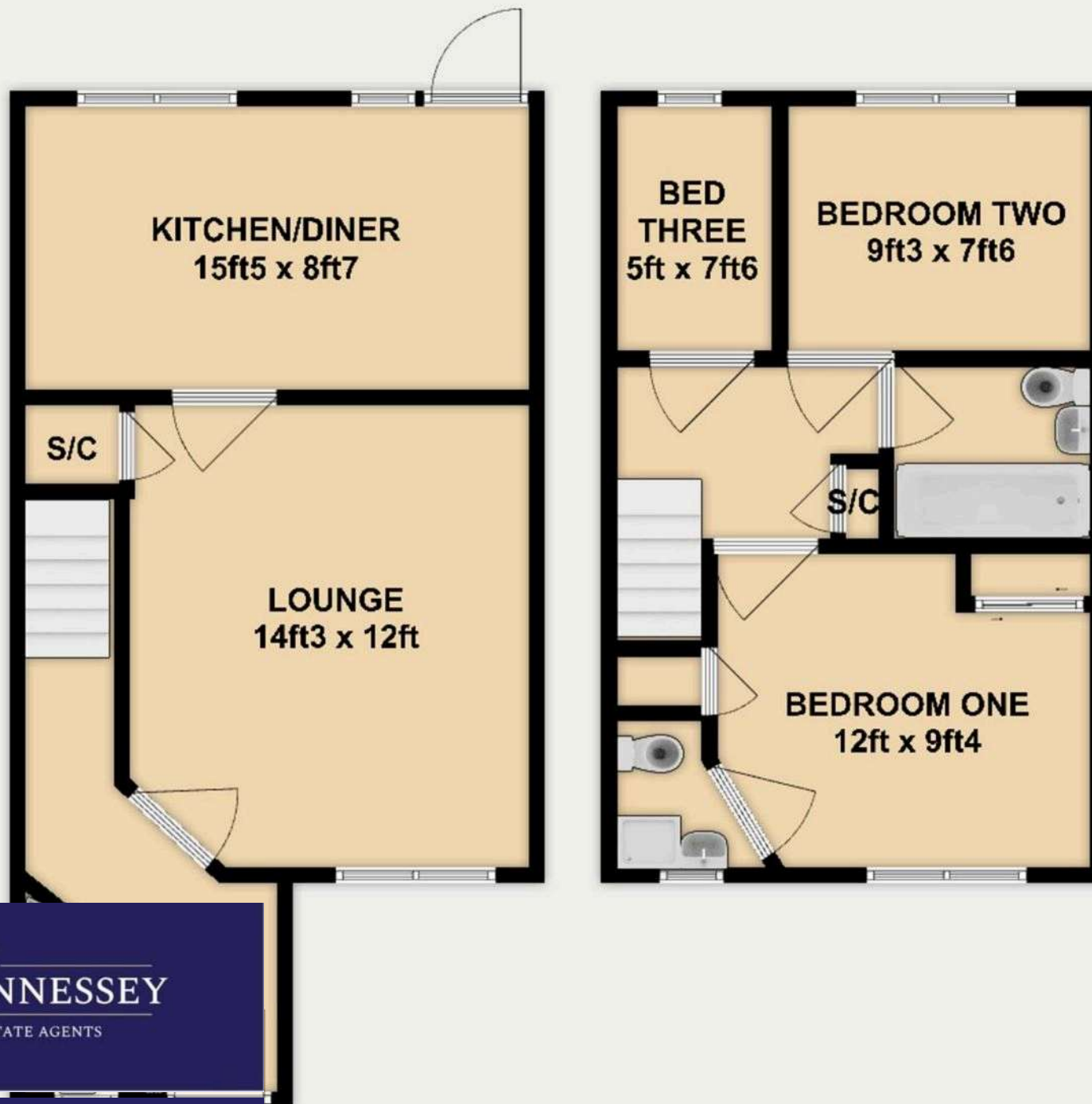
2 Parking Spaces

Off road parking for 2 vehicles to the front of the property











---

# SWAIN HENNESSEY

---

INDEPENDENT ESTATE AGENTS

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