



Ffordd Piran, Oakenholt
CH6 5FS


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£290,000**

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

47 Ffordd Piran

Oakenholt, Flint

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DUAL FRONTED LARGER THAN AVERAGE DETACHED HOUSE
- 4 BEDROOMS
- LARGE FAMILY KITCHEN/DINER
- SOUTH FACING REAR GARDEN
- DETACHED GARAGE AND OFF ROAD PARKING FOR UPTO 3 VEHICLES
- BUILT 2019
- EASY ACCESS TO CHESTER, THE WIRRAL, LIVERPOOL AND NORTH WALES
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS CLOAK ROOM
- UTILITY
- EV CAR CHARGE POINT


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Entrance Hallway

Wood panelled doors to lounge, dining room and kitchen/family room, stairs to the first floor, wall mounted radiator

Lounge

13' 2" x 10' 9" (4.01m x 3.28m)

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

Dining Room

10' 6" x 9' 9" (3.20m x 2.97m)

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

Kitchen/Family Room

20' 3" x 9' 5" (6.17m x 2.87m)

A range of modern wall, drawer and base units, quartz worktop with matching splashbacks, with inset sink unit, inset induction hob with oven under and canopy extractor hood over, integrated dishwasher, fridge and freezer. PVC double glazed window to the rear garden, PVC double glazed french doors opening to the rear garden, wood panelled sliding door opening to the utility

Utility Room

6' 2" x 5' 2" (1.88m x 1.57m)

Integrated washing machine, space for tumble dryer, wall and base units, worktop, wall mounted combination boiler, door to downstairs bathroom and obscure PVC door opening to the rear garden

Downstairs Bathroom

5' 2" x 3' 1" (1.57m x 0.94m)

A modern suite comprising a pedestal wash hand basin and low level WC, obscure PVC double glazed window to the side



First Floor Landing

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

Bedroom One

11' 4" x 11' 0" (3.45m x 3.35m)

PVC double glazed window overlooking the rear garden, wall mounted radiator, built in double wardrobe with sliding doors, wood panelled door opening to the ensuite

Ensuite

6' 3" x 6' 2" (1.91m x 1.88m)

A modern suite comprising a shower cubical with shower plumbed in, pedestal wash hand basin and close coupled WC, tiled splashbacks, obscure VC double glazed window to the rear, wall mounted towel radiator

Bedroom Two

11' 0" x 9' 4" (3.35m x 2.84m)

PVC double glazed window to the front aspect, wall mounted radiator, built in double wardrobe with sliding doors

Bedroom Three

9' 8" x 9' 5" (2.95m x 2.87m)

PVC double glazed window to the front aspect, wall mounted radiator, built in double wardrobe with sliding doors

Bedroom Four

7' 7" x 6' 0" (2.31m x 1.83m)

PVC double glazed window to the front aspect, wall mounted radiator, built in double wardrobe with sliding doors



Family Bathroom

8' 2" x 6' 5" (2.49m x 1.96m)

A modern suite comprising a panelled bath with shower plumbed in over, stylish vanity wash hand basin with large drawers under and close coupled WC, obscure PVC double glazed window to the rear, wall mounted towel radiator





GARDEN

Front garden laid to lawn with mature shrubs, pathway leading to a composite door which opens to the entrance hallway

REAR GARDEN

A south facing garden laid to lawn with Indian stone patio area, timber fencing surround and pedestrian access to the garage.

GARAGE

Single Garage

A 18ft detached garage accessed via an up and over door to the front and a pedestrian door to the side, with power points and lights

DRIVEWAY

2 Parking Spaces

Hardstanding with off road parking for two vehicles with access to an EV car charge point

EV CHARGING

1 Parking Space

Adjacent to the driveway








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