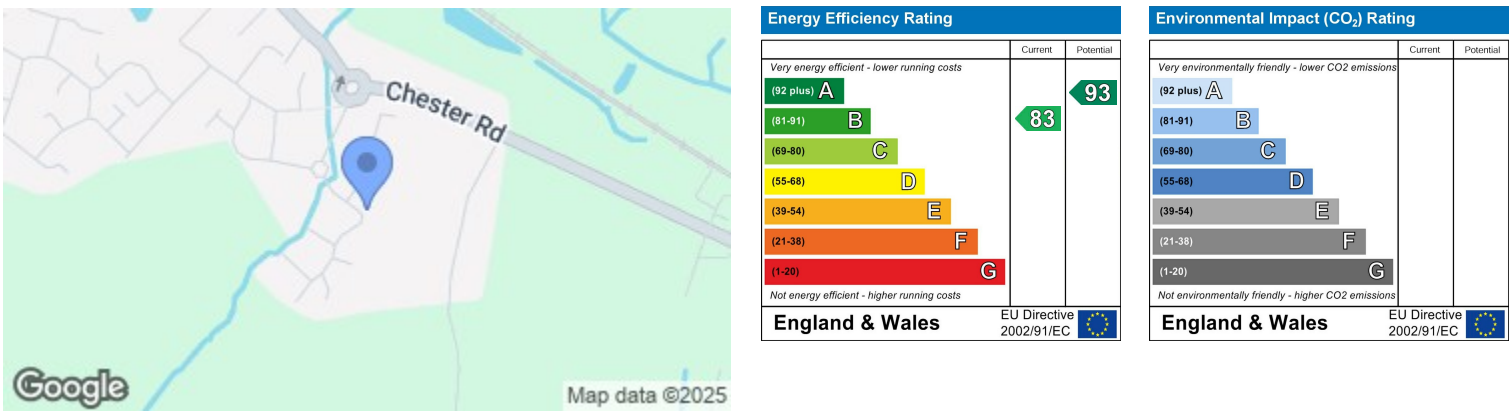
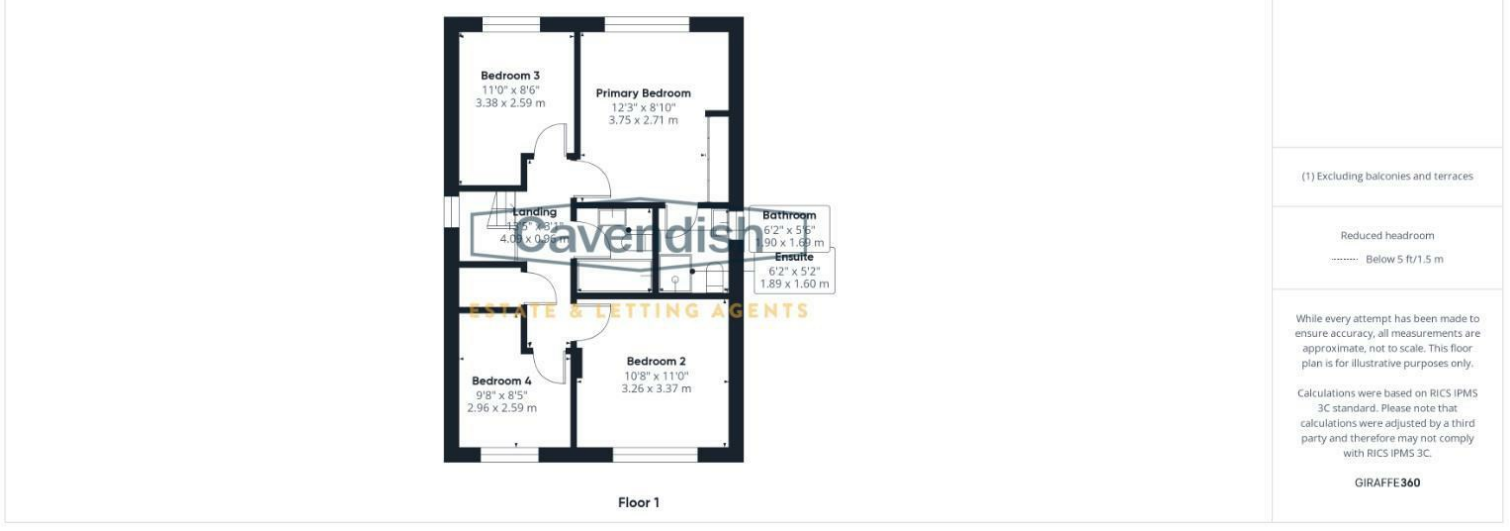





1 Ffordd Hywyn, Oakenholt, Flint, Flintshire, CH6 5WD



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>93</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	<b>83</b>		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
			

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Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

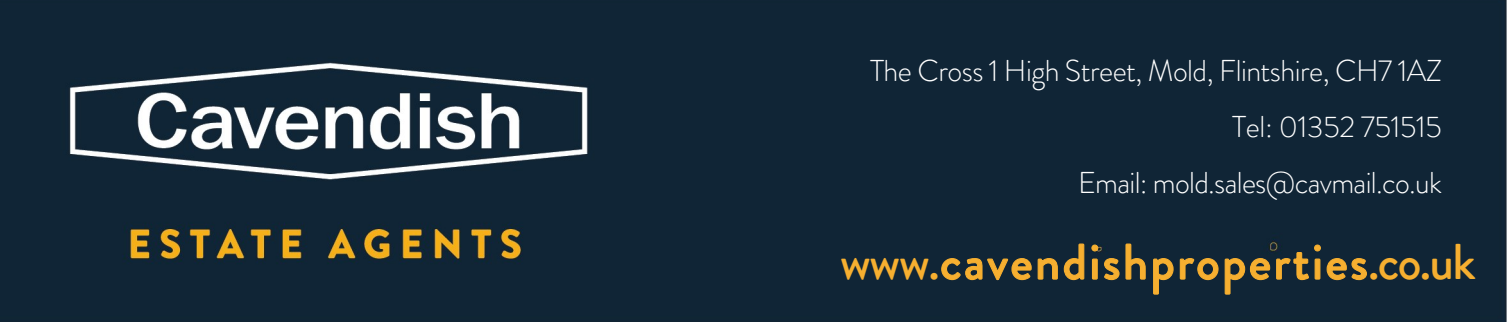
**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

## MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**1 Ffordd Hywyn** **Price**  
Oakenholt, Flint, Flintshire,  
CH6 5WD **£280,000**

**1 Ffordd Hywyn** **Price**  
Oakenholt, Flint, Flintshire,  
CH6 5WD **£280,000**

This modern four-bedroom detached home, built by Anwyl Homes in 2020, offers stylish interiors, a spacious kitchen, bright living area, en-suite master bedroom, and a private rear garden. The property also benefits from a tandem driveway, built-in storage, and a high-quality finish throughout. Located in a convenient area, it is perfect for families or professionals looking for a contemporary home. Viewing is highly recommended!





## LOCATION



Dating from 2020, the property forms part of this modern development by Anwyl Homes. A new Welsh Medium School will be opening in September Ysgol Croes Atti. Flint town is approximately a mile and provides a range of shops and supermarkets serving daily needs, together with recreational facilities, a small retail park, schools for all ages as well as a main line train station. The new Dee Crossing is within a short drive enabling ease of access to Chester and the motorway network beyond

## ACCOMDATION COMPRISES

Built in 2020 by Anwyl Homes, this modern four-bedroom detached home offers stylish interiors, a spacious living area, and a well-maintained rear garden. Conveniently located, the property also benefits from a tandem driveway for two cars and high-spec finishes throughout.

## HALLWAY



The entrance is accessed through a blue UPVC door leading into a bright and welcoming hallway with veneer flooring, a radiator, and two light pendants. The hallway provides access to the downstairs WC, utility cupboard, storage cupboard, kitchen, and living room. Utility Cupboard – Includes a grey worktop, blue storage cupboards, Worcester boiler, fuse board, and ventilation system.

## Utility Cupboard

Utility Cupboard – Includes a grey worktop, blue storage cupboards, Worcester boiler, fuse board, and ventilation system.

## DOWNSTAIRS W/C

Downstairs WC – Features white WC, white sink, white UPVC frosted window, and wood-effect vinyl flooring.

## KITCHEN &amp; DINING AREA



A spacious, modern kitchen fitted with blue units, contemporary silver door handles, and grey worktops. It features a double oven, five-ring gas hob, metal splashback, stainless steel sink, and a silver extractor fan. The space allows room for a dining table and benefits from a large double-glazed window overlooking the front. Wood-effect vinyl flooring enhances the sleek design.



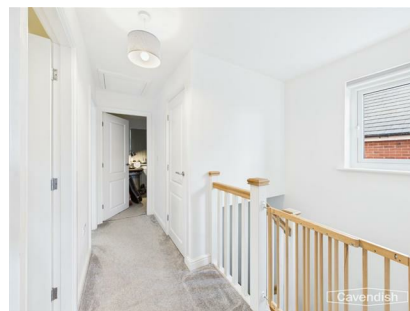
## LIVING ROOM



The living room is a bright and airy space with carpeted flooring, two radiators, and two light pendants. French doors open onto the rear patio and garden, with an additional double-glazed window providing natural light.



## LANDING



The stairs and landing are fully carpeted, with a double-glazed window overlooking the side.

## PRIMARY BEDROOM



A spacious, carpeted double bedroom with built-in wardrobes, a double-glazed window, and a thermostat for heating control.



## ENSUITE



Features grey flooring, a single shower cubicle with grey tiles, white WC, white sink, mirror, frosted glass window, shaver point, and a vertical silver radiator.

## BEDROOM 2



A good-sized double, carpeted, with a radiator, double-glazed window overlooking the front, and a built-in double wardrobe.

## BEDROOM 3



A double bedroom, carpeted, with a radiator and double-glazed window.

## BEDROOM 4



A single bedroom, carpeted, with a radiator, double-glazed window, and light pendant.

## FAMILY BATHROOM



Features grey tiled vinyl flooring, grey wall tiles, a white bath with an electric shower over, white WC, white sink, mirror, vertical silver towel rail, and a ventilation system.

## GARDEN



The rear garden is enclosed with fencing and includes a patio area leading to a laid-to-lawn section. There is side access for added convenience.

## DIRECTIONS

From the Cavendish Mold Office, head northwest on High Street/B5444. Turn Right: Turn right onto King St/B5444. At the roundabout, take the 2nd exit onto King St/A5119 and continue on A5119 for about 0.5 miles. Stay on A5119: Turn left to remain on A5119 and continue for approximately 2.2 miles. Turn onto Connah's Quay Rd/B5126: Turn right onto Connah's Quay Rd/B5126 and continue for about 1.3 miles. Continue to Oakenholt: Follow the road into Oakenholt (approximately 1.9 miles or 4 minutes). Turn Left: Turn left and continue for about 0.8 miles. Oakenholt Ln:

Continue on Oakenholt Ln : Oakenholt Ln turns slightly left and becomes Paper Mill Ln .Turn Left onto Chester Rd/A548: Turn left onto Chester Rd/A548 (approximately 0.4 miles).Continue on Ffordd Dewi: Follow Ffordd Dewi; then drive a short distance to Ffordd Pedrog.Roundabout: At the roundabout, take the 1st exit onto Ffordd Dewi. At the following roundabout, take the 1st exit and continue onto Ffordd Pedrog. 1 Ffordd Hywyn, Oakenholt will be on the left hand side.

## TENURE

Understood to be Freehold

## COUNCIL TAX

Flintshire County Council - Tax Band E

## AML

Anti Money Laundry Regulations -Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## EXTRASERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

## VIEWINGS

By appointment through the Agents Mold Office 01352751515.

FLOOR PLANS - included for identification purposes only, not to scale.