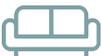




**6 Willow Drive, Flint, Flintshire, CH6 5YT**

**£249,950**

 4  3  3  D

**EPC - D66 Council Tax Band - D Tenure - Freehold**

# Willow Drive, Flint

## 4 Bedrooms - House - Detached

This four bedroom detached property is a fantastic opportunity to put your own stamp on a lovely family home. Offering spacious accommodation throughout, the property briefly comprises of hallway, living room, dining room, kitchen, downstairs W.C., utility room, garage, four bedrooms, one en-suite and shower room. It benefits from off-road parking and triple glazing throughout. Located in a quiet cul-de-sac in Flint, which is close to all the local amenities. Easily located from the A55, for access to the motorway network and beyond. EPC Rating: TBC Tenure: Freehold Council Tax Band: E



### Accommodation

Via a uPVC decorative door leading into the:

### Hallway

Having lighting, power points, radiator, stairs leading to the first floor, and doors off.

### Living Room

15'8" x 11'9" (4.8 x 3.6)

Having lighting, power points, two radiators, gas fire, T.V. access point, under stairs cupboard, triple glazed bay window to the front elevation and triple glazed uPVC window to the side elevation.

### Dining Room

10'9" x 7'10" (3.3 x 2.4)

Having lighting, power points, radiator, uPVC double doors leading to the rear and door leading into the:

### Kitchen

10'9" x 16'4" (3.3 x 5)

Having lighting, power points, radiator, wall, drawer and bas units with worktops over, sink with stainless steel mixer tap over, void for under the counter fridge/freezer, integrated microwave, integrated oven, modern induction hob and triple glazed uPVC windows to the rear elevation.

### Utility

5'6" x 5'10" (1.7 x 1.8)

Having lighting, power points, void and plumbing for appliances, consumer unit, sink with mixer tap over, gas boiler and uPVC door leading to the rear.

### Downstairs W.C.

4'11" x 3'11" (1.5 x 1.2)

Having low flush W.C., vanity unit with hand wash basin and stainless steel tap, wall mounted stainless steel radiator, lighting and extractor fan.

### First Floor Landing

Having lighting, power point, radiator, access to the loft hatch and doors off.



## Bedroom

13'9" x 8'6" (4.2 x 2.6)

Having lighting, power points, radiator, fixed wardrobes, circular window, triple glazed uPVC window to the front elevation and door leading to the:

## En-Suite

7'6" x 5'10" (2.3 x 1.8)

Having lighting, wall mounted radiator, shower enclosure, vanity unit with tap over, low flush W.C., and obscure window.

## Bedroom

7'6" x 6'2" (2.3 x 1.9)

Having lighting, power points, radiator and triple glazed uPVC window overlooking the rear elevation.

## Bedroom

10'2" x 8'10" (3.1 x 2.7)

Having lighting, power points, radiator and triple glazed uPVC window to the rear elevation.

## Bedroom

9'10" x 8'10" (3.0 x 2.7)

Having lighting, power points, radiator and triple glazed uPVC window to the front elevation.

## Shower Room

7'6" x 6'2" (2.3 x 1.9)

Having lighting, shower/steam cabinet, wall mounted radiator, vanity unit with stainless steel sink with tap over, low flush W.C., walk in shower enclosure, cupboard for storage and obscure uPVC window.

## Double Garage

16'0" x 8'10" (4.9 x 2.7)

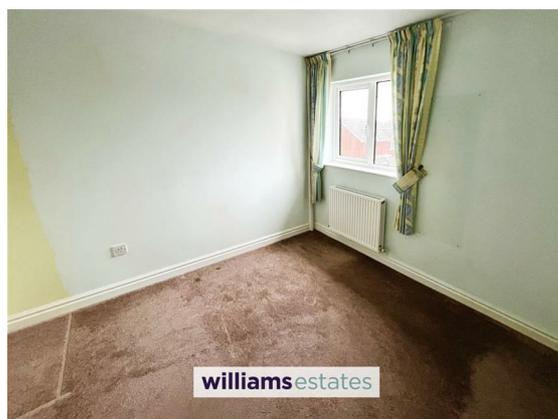
## Outside

The front of the property is approached via a driveway providing off-road parking, with an artificially lawned garden.

To the rear there is a private enclosed garden which is mainly paved for ease of maintenance. There are steps leading up to a area which is mainly laid to lawn with an additional paved area which is ideal for al fresco dining.

## Directions

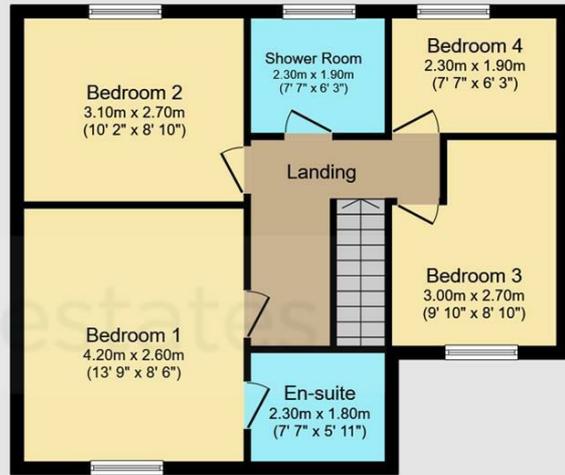
From the Williams Estates branch in Mold head north-east on Chester St/A5119 towards Tyddyn St. At the roundabout, take the 1st exit onto Lead Mls/A541. At the roundabout, take the 4th exit onto King St/A5119. Continue to follow A5119. Turn left to stay on A5119. Sharp left onto Halkyn Street, church St. Continue onto Halkyn Rd. Turn right onto Windsor Dr. Turn left onto Brushwood Ave. Turn right onto Willow Dr. Turn right to stay on Willow Dr. Destination will be on the right





### Ground Floor

Floor area 69.0 sq.m. (743 sq.ft.)



### First Floor

Floor area 58.2 sq.m. (626 sq.ft.)

TOTAL: 127.2 sq.m. (1,370 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           | <b>81</b> |
| (69-80) <b>C</b>                            |                         | <b>66</b> |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |           |

Call us on  
01352 372111

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

