



Llys Y Felin, Flint

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£375,000**

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



# 6 Llys Y Felin

Flint, Flint

Council Tax band: E

Tenure: Freehold

- 4 / 5 BEDROOM DETACHED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- AMPLE OFF ROAD PARKING
- LARGE ORANGERY WITH WOODLAND VIEWS
- MODERN KITCHEN WITH UTILITY ROOM
- EXCELLENT ACCESS TO A55, NORTH WALES, MANCHESTER, LIVERPOOL AND CHESTER
- PERFECT FAMILY HOME
- LOW MAINTENANCE REAR GARDEN
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS WC
- 20FT LOUNGE WITH BAY WINDOW

  
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### Entrance Hallway

Accessed via multipaned door with wood laminate flooring, wall mounted radiator, wood panelled doors to lounge, home office/bedroom 5, under stairs storage cupboard and door glazed door to the kitchen, stairs to the first floor

### Lounge

20' 0" x 12' 0" (6.10m x 3.66m)

A bright and spacious 20ft lounge with bay window to the front aspect, wall mounted radiator, carpeted flooring, coved ceiling and wall mounted gas fire with decorative surround, backpiece and hearth

### Home Office / Bedroom Five

18' 0" x 8' 7" (5.49m x 2.62m)

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

### Kitchen

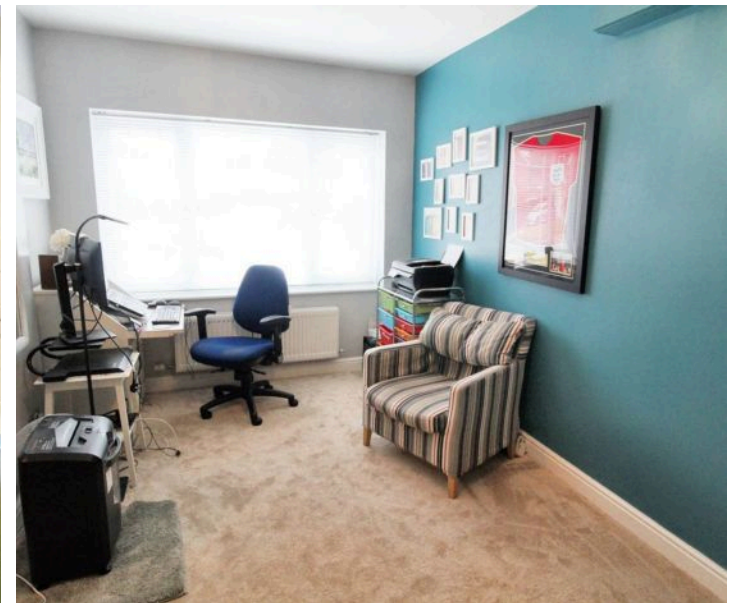
18' 5" x 9' 2" (5.61m x 2.79m)

A modern and sleek kitchen comprising wall, drawer and base units, worktop with inset composite sink unit with mixer tap, space for a range cooker with extractor fan over, space for a large American style fridge freezer, wood laminate floor, door to utility room and double doors opening to the orangery, PVC double glazed window to the rear

### Utility Room

8' 0" x 7' 0" (2.44m x 2.13m)

Plumbing for a washing machine and space for a tumble dryer, worktop, wood laminate floor, PVC double glazed window to the rear, Double glazed door opening to the rear garden, wood panelled door opening to the WC





**Downstairs Wash Room**

8' 6" x 6' 5" (2.59m x 1.96m)

A modern suite comprising a close coupled WC and vanity wash hand basin with cupboard, obscure PVC double glazed window to the side, wood laminate floor

**Orangery**

16' 5" x 13' 5" (5.00m x 4.09m)

A bright and spacious room with PVC double glazed windows to the rear with woodland views, PVC double glazed french doors, wood laminate floor, wall mounted radiator

**First Floor Landing**

Coved ceiling, wood panelled doors to bedrooms, bathroom and storage cupboard, access to roof space

**Bedroom One**

13' 5" x 10' 7" (4.09m x 3.23m)

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

**En Suite**

10' 1" x 3' 2" (3.07m x 0.97m)

A white suite comprising a shower cubical with shower, close coupled WC and vanity wash hand basin with cupboards under, part tiled walls, PVC obscure window to the side





**Bedroom Two**

10' 3" x 10' 0" (3.12m x 3.05m)

PVC double glazed window to the rear overlooking woodland, wall mounted radiator, fitted wardrobe

**Bedroom Three**

18' 7" x 8' 2" (5.66m x 2.49m)

PVC double glazed box bay window to the front and velux roof window to the rear, wall mounted radiator, fitted wardrobes and drawer units

**Bedroom Four**

8' 6" x 7' 5" (2.59m x 2.26m)

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

**Family Bathroom**

7' 7" x 6' 5" (2.31m x 1.96m)

A modern suite comprising a P-shaped panelled bath with shower attachment, enclosed cistern WC and vanity wash hand basin with cupboard under, panelled walls, wall mounted towel radiator, obscure PVC double glazed window to the rear







## REAR GARDEN

A private and tranquil space circles the property, directly from the orangery is a beautiful decking area with stone wall offering beautiful woodland views and the calming sound of the river alyn, to the side is a garden area laid to artificial lawn with timber storage shed and gated access to the front. There is also a large sheltered pergola area offering year round garden enjoyment.

## DRIVEWAY

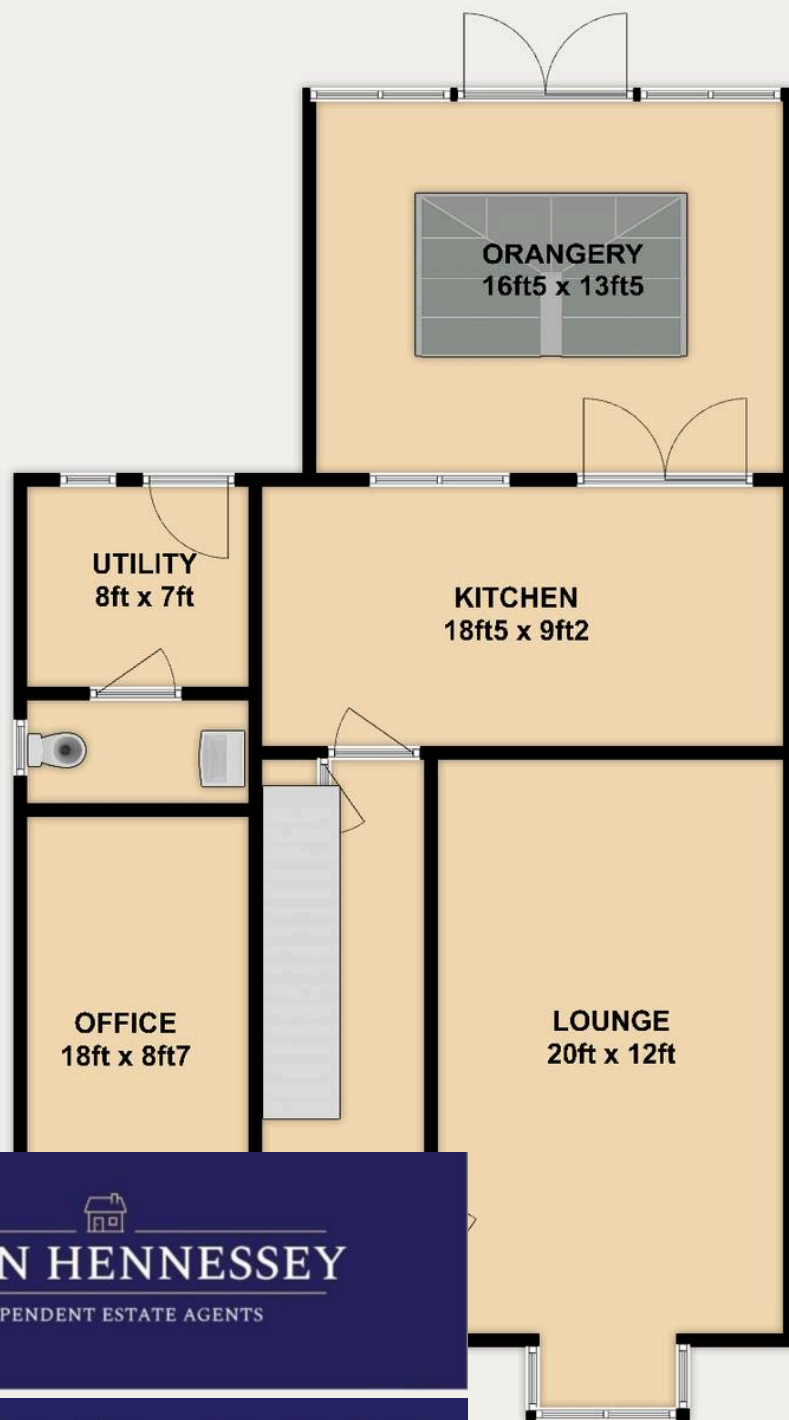
5 Parking Spaces

A large driveway laid to block paving offering ample off road parking









  
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