



**Ffordd Piran, Oakenholt**  
Flint

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£210,000**

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

# Ffordd Piran

Oakenholt, Flint

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- THREE BEDROOM SEMI DETACHED HOUSE
- PERFECT FIRST HOME / FAMILY HOME
- GENEROUS REAR GARDEN
- OFF ROAD PARKING
- TURN KEY READY
- EXCELLENT ACCESS TO A55
- POPULAR RESIDENTIAL ESTATE
- OPEN PLAN KITCHEN / DINING AREA

  
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### Entrance Hallway

Accessed via a composite door with wood doors to WC and lounge, stairs to the first floor, PVC double glazed window to the side

### WC

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

### Lounge

14' 5" x 12' 0" (4.39m x 3.66m)

PVC double glazed window to the front aspect, wall mounted radiator, door to understairs storage cupboard, door opening to the kitchen/diner

### Kitchen/Diner

15' 5" x 8' 9" (4.70m x 2.67m)

A modern kitchen comprising a range of wall, drawer and base units, worktop with 1.5 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, built in oven with gas hob over and extractor fan, PVC double glazed window overlooking the rear garden, PVC double glazed french doors opening to the rear garden



### Landing

PVC double glazed window to the side, doors to bedrooms, bathroom and storage cupboard

### Bedroom One

12' 0" x 9' 5" (3.66m x 2.87m)

PVC double glazed window to the front aspect, wall mounted radiator, door to built in overstairs storage cupboard/wardrobe, door to ensuite

### Ensuite

6' 5" x 5' 4" (1.96m x 1.63m)

A modern suite comprising a shower cubical with wall mounted shower, close coupled WC and pedestal wash hand basin, wall mounted radiator, obscure PVC double glazed window to the front

### Bedroom Two

9' 5" x 8' 0" (2.87m x 2.44m)

PVC double glazed window to the rear, wall mounted radiator

### Bedroom Three

8' 0" x 6' 0" (2.44m x 1.83m)

PVC double glazed window to the rear, wall mounted radiator

### Family Bathroom

6' 7" x 6' 0" (2.01m x 1.83m)

A modern suite comprising a panelled bath, close coupled WC and pedestal wash basin, wall mounted radiator





### **FRONT GARDEN**

Decorative shrubs line a pathway which leads to a composite entrance door

### **REAR GARDEN**

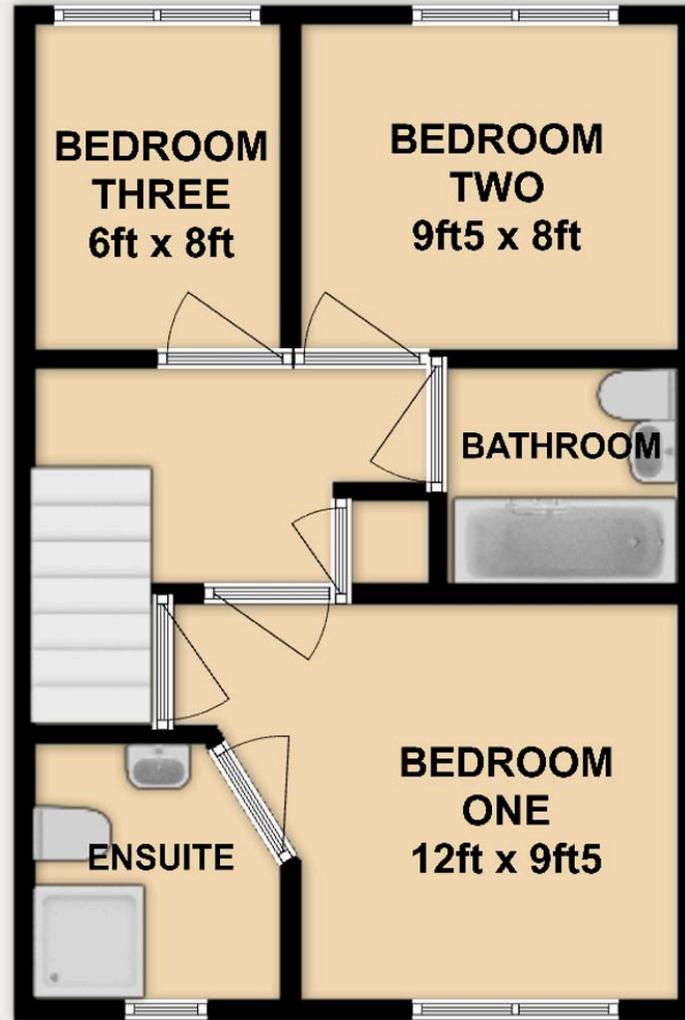
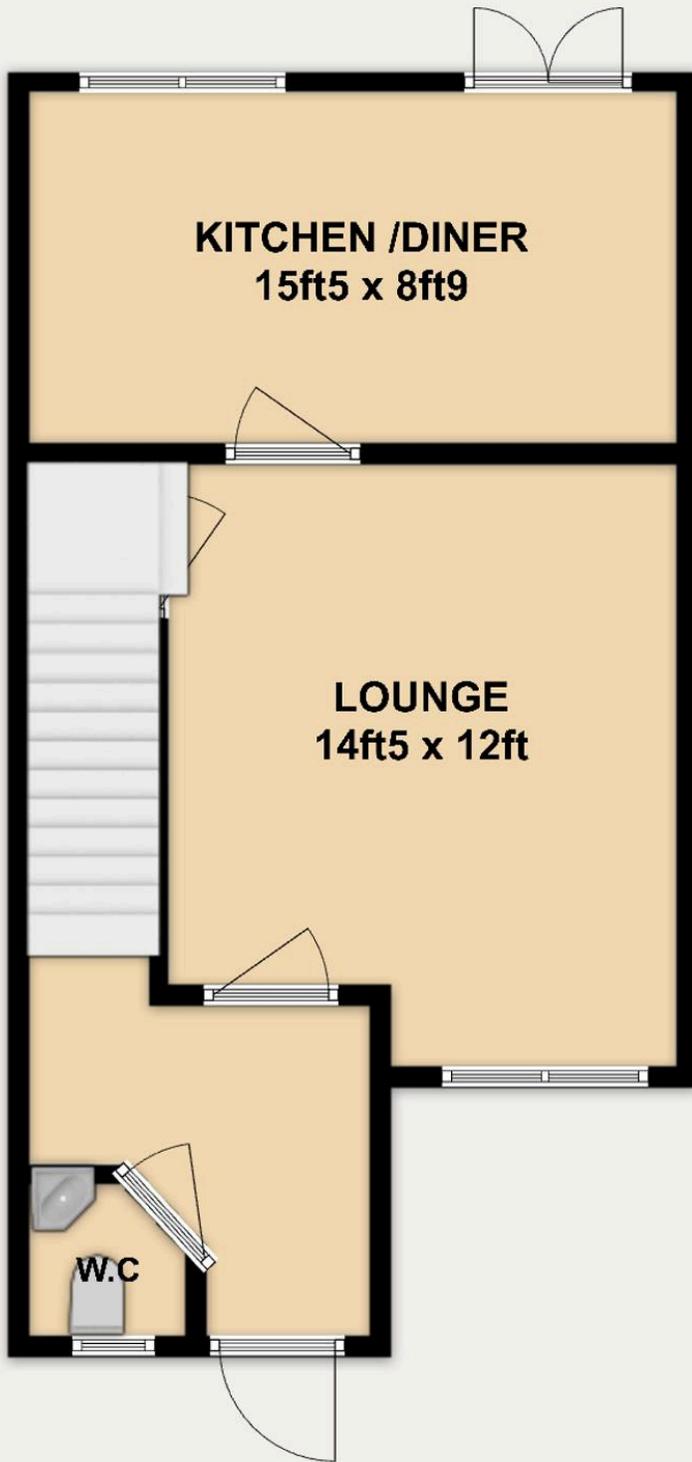
A low maintenance garden laid mostly to lawn, with timber fencing surround, timber gate allowing access to the rear, paved pathway and timber storage shed, a wildlife pond area with low maintenance shrubs offering a decorative and environmental feature.

### **DRIVEWAY**

2 Parking Spaces

A tarmacked driveway offering off road parking for 2 vehicles







# SWAIN HENNESSEY

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To arrange a viewing, please contact

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