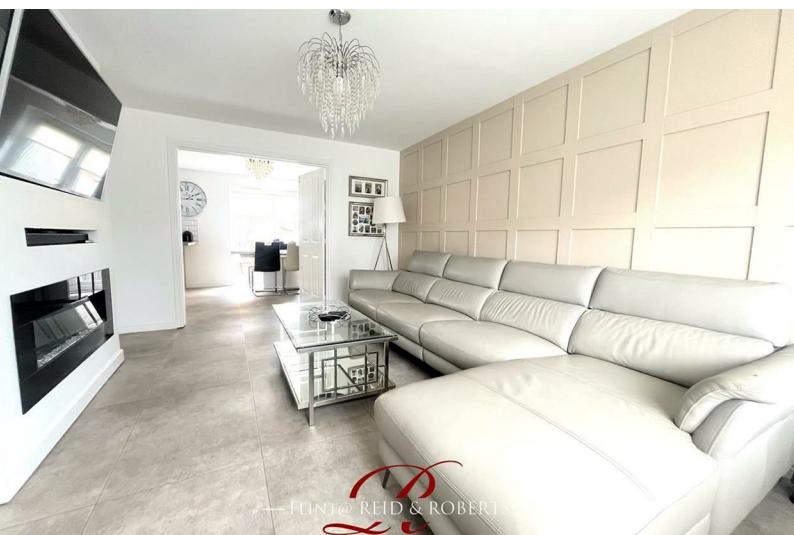




## 44 Ffordd Dewi

Oakenholt, Flint, CH6 5WU

Offers Over £260,000



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### Entrance Hall

Stairs leading to the first floor accommodation, single panelled radiator with decorative cover, wall paneling to dado rail height and tiled floor.

Door into:

### Lounge

15'9 x 11' (4.8m x 3.35m)

Upvc double glazed window to the front elevation, double panelled radiator, built in media wall with space for a wall mounted t.v, sound bar and electric fire, feature wall paneling, tiled floor and double doors opening into:

### Open Plan Kitchen/Diner

18'6 x 10'3 (5.64m x 3.12m)

Open-plan Kitchen/ Diner offers a bright, spacious environment perfect for modern living and entertaining. Featuring sleek white wall and base units with roll top work surfaces over and stainless steel sink and drainer with mixer tap, the kitchen is equipped with a built-in electric oven and gas hob, complemented by a stainless steel extractor hood with contemporary 'Metro' Splashback tiling. A breakfast bar with matching feature wall paneling creates a sociable hub at the heart of the space.

The dining area is bathed in natural light, thanks to a large double-glazed sliding patio door and window, seamlessly connecting the indoors with the garden beyond. Practical, generous built-in storage cupboard and durable tiled flooring throughout. This beautifully presented space combines functionality with contemporary design.

Door into:

### Utility Room

7'0 x 5'2 (2.13m x 1.57m)

Proving void and plumbing for washing machine and drier with roll top work surfaces over, wall unit, tiled floor and wooden door opening to the side.

Door into

### Cloakroom W/C

Two piece white suite comprising: Low level dual flush w/c and pedestal wash hand basin, tiled floor, single panelled radiator, 'Metro' splash back tiling and Upvc double glazed window to the rear elevation.

### First Floor Accommodation

#### Landing

Built in storage cupboard, loft access hatch and doors into;

### Master Bedroom

14'5 x 13'1 (4.39m x 3.99m)

Upvc double glazed window to the front elevation, single panelled radiator, feature wall panelling, built in storage cupboard and carpeted flooring.

Door into:

### En-Suite Shower Room

Modern three piece suite comprising: glazed shower cubicle with wall mounted thermostatic shower, low level dual flush w/c and pedestal wash hand basin, single panelled radiator, double glazed frosted window to the side and contemporary wall and floor tiling.

### Bedroom Two

12'3 x 9'4 (3.73m x 2.84m)

Double glazed window to the front elevation, single panelled radiator and carpeted flooring.

### Bedroom Three

9'7 x 9'4 (2.92m x 2.84m)

Double glazed window to the rear elevation, single panelled radiator and carpeted flooring.

### Bedroom Four

9'7 x 7'3 (2.92m x 2.21m)

Double glazed window to the rear elevation, single panelled radiator and carpeted flooring.

### Family Bathroom

Three piece white suite: Low level dual flush w/c, pedestal wash hand basin and panelled bath with wall mounted thermostatic shower and glazed screen, wall and floor tiling, double glazed frosted window to the rear and single panelled radiator.

### Outside

The property is approached via a tarmac driveway, offering convenient off-road parking and leading to a single garage complete with an up-and-over door. A paved pathway extends from the driveway to the front entrance.

The front garden is predominantly laid to lawn, creating a pleasant green outlook, and is bordered by mature live hedging which offers a sense of privacy and natural boundary.

To the side of the property, a paved pathway—secured by a wooden gate—grants access to the rear garden. This generous outdoor space is fully enclosed, making it ideal for children or pets, and is mainly laid to lawn with a spacious paved patio area perfect for outdoor seating or dining.

## To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroborts.com](mailto:flint@reidandroborts.com)

### PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

### Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Opening Hours

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

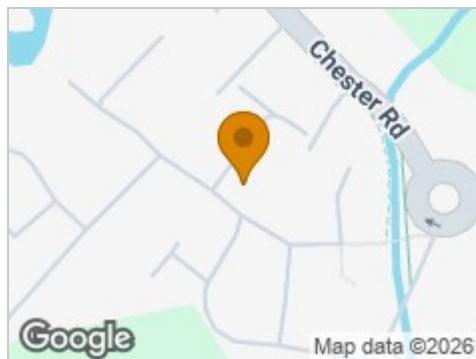
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



## Road Map



## Hybrid Map



## Terrain Map



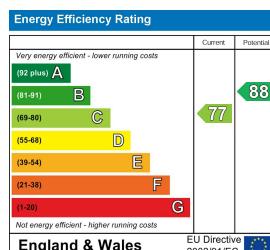
## Floor Plan



## Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

## Energy Efficiency Graph



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