REID & ROBERTS

INDEPENDENT ESTATE AGENTS

20 Cwrt Edwin

Oakenholt, Flint, CH6 5FX

Offers Over £310,000

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Accommodation Comprises
A composite front door with frosted glass insets leads into the hallway.

Hallway
The L shaped hallway provides direct access to all rooms on the ground floor, and stairs leading to the first floor accommodation. The space is complete with a panelled radiator, power points and ceiling light.

Living Room
A cosy and inviting space to unwind with a large UPVC double-glazed window to the front elevation providing ample natural light into the room. Additional finishes include a panelled radiator, to ensure year-round warmth, ceiling light and power points.

Sitting Room / Second Reception Room
Currently utilised as a playroom, this second reception room is ideals to be used as a snug or separate dining room. The space is complete with a large UPVC double-glazed window to the front elevation, power points, ceiling light and a panelled radiator.

Open-Plan Kitchen/ Diner
Fitted with a range of gloss wall, base and drawer units with a complementary worktop surface, the space offers a one-and-a-half bowl stainless steel sink with a drainer and mixer tap sat below a UPVC double-glazed window overlooking the rear garden, and room for a dishwasher and fridge freezer. Integrated appliances include an oven with a four-ring gas hob with an extractor hood above and stainless-steel splashback. Finishes include wood-effect vinyl flooring, power points and ceiling lights.

There is ample space for a dining table, with UPVC double-glazed French doors open out onto the rear garden, offering seamless indoor-outdoor living.

Utility Room
The utility room houses gloss base units with a complementary worktop surface, presenting a continuous flow of symmetry from the kitchen. There is void and plumbing for a washing machine and houses the wall-mounted gas boiler and fuse box. Finishes include power points, ceiling light and a panelled radiator.

A UPVC door with a frosted glass inset leads to the rear garden.

Downstairs W.C.
Conveniently located on the ground floor, comprising a low flush W.C and a pedestal sink with mixer tap and tiled splashback. Complete with wood-effect laminate flooring, ceiling light, a panelled radiator and a small UPVC double-glazed frosted window to the side elevation.

First Floor Accommodation

Landing
The turned staircase opens onto the spacious landing, offering access to all four bedrooms and bathroom. The space is complete with power points, ceiling light, loft access and smoke alarm.

Bedroom One
The master bedroom is a generous size, allowing for ample furniture. The space is filled with ample natural light from the UPVC double-glazed window to the rear elevation, overlooking the garden, with additional features including a panelled radiator, ceiling light and power points.

A door leads into the:

En-Suite
A three-piece suite comprising a low flush W.C, pedestal sink with a mixer tap and tiled splashback and a fully-tiled enclosed shower with a mains powered shower. The room is complete with wood-effect vinyl flooring, ceiling light, panelled radiator, extractor fan and a UPVC double-glazed frosted window to the rear elevation.

Bedroom Two
Located at the front of the property, the second bedroom is also a generous double, flooded with ample natural light via the UPVC double-glazed window to the front elevation. Complete with a panelled radiator, ceiling light and power points.

Bedroom Three
Currently used a single bedroom, there is ample space for furniture. Finished with a large UPVC double-glazed window to the front elevation, a panelled radiator, ceiling light and power points.

Bedroom Four
This room is versatile to be utilised for a variety of needs, including a nursey, home office or additional wardrobe space. Complete with a UPVC double-glazed window to the front elevation, ceiling light, power points and a panelled radiator.

Bathroom
The family bathroom is a modern three-piece suite comprising a low flush W.C, pedestal sink with a mixer tap and a panelled bath with a mixer tap and mains powered shower with an adjustable handset attachment. Finishes of the space include partially tiled walls, wood-effect vinyl flooring, extractor fan, ceiling light, panelled radiator and a UPVC double-glazed frosted window to the rear elevation, ensuring natural light whilst maintaining privacy.

Detached Double Garage
With two up-and-over doors, there is space for vehicles or additional useful storage space.

External
To the front, the property is approached via a generous driveway providing off-road parking for multiple vehicles and leading to the detached double garage. A neatly maintained, low-maintenance lawn with decorative planting borders creates an attractive frontage, with a pathway leading to the entrance door. Timber fencing to both sides provides convenient access to the rear garden.

The rear garden offers a private and enclosed outdoor space, featuring a paved patio area ideal for al fresco dining and entertaining. This flows onto a substantial lawn, complemented by raised timber planters and bordered by a charming wooden picket fence. The garden is fully enclosed by timber fencing and mature trees, providing a good degree of privacy.

Location

Situated within the popular residential area of Oakenholt, on the outskirts of Flint, this property benefits from a convenient yet peaceful setting. Oakenholt is highly regarded for its family-friendly environment and close proximity to local amenities, including shops, supermarkets, primary and secondary schools, and leisure facilities.

Flint town centre offers a wider range of services, together with excellent transport links including the A548 and A55 Expressway, providing straightforward access to Chester, North Wales and beyond. Flint railway station also offers regular services along the North Wales Coast Line, making the area ideal for commuters.

The nearby coastline, countryside walks and open green spaces further enhance the appeal of this well-connected yet tranquil location.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

LOANS

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

MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MISDESCRIPTION ACT

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

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These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

TENURE

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

Road Map

Hybrid Map

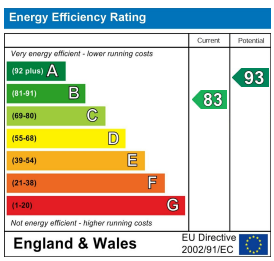
Terrain Map

Floor Plan

Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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