



6 Ffordd Dewi

Oakenholt, Flint, CH6 5WU

Offers Over £230,000



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Accommodation Comprises

Entering the property via a composite front door with frosted glass insets, you are welcomed into a bright and spacious hallway.

Entrance Hall

Complete with a UPVC double-glazed window to the side elevation, panelled radiator, power points, ceiling light, thermostat, smoke alarm and a convenient under-stair storage cupboard.

Doors provide access to all downstairs living accommodation and stairs rise to the first floor.

Living Room

A generously sized living room featuring a UPVC double-glazed window to the front elevation. The room offers ample space for furniture and is complemented by a panelled radiator, TV point, power points and a ceiling light.

Kitchen/Diner

A stylish open-plan kitchen/dining room, housing a range of gloss wall, drawer and base units, complemented by wood-effect worktop surfaces incorporating a one-and-a-half bowl stainless steel sink with drainer and a mixer tap. The space includes a four-ring gas hob with a stainless-steel extractor hood above and an integrated oven, with room for a fridge/freezer and washing machine. A UPVC double-glazed window overlooks the garden, whilst a door opens into the utility room.

The dining area can comfortably accommodate a family-sized table with UPVC double-glazed French doors opening onto the rear garden for seamless indoor outdoor living, ideal for entertaining.

The space is complete with tiled flooring, power points, ceiling lights, smoke alarm, extractor fan and a panelled radiator.

Utility Room

With a continuous flow of wall and base units, worktop surface and tiled flooring, the utility room has a stainless-steel sink with drainer and mixer tap with space for under-counter appliances and neatly houses the Ideal Combi boiler.

Finished with a ceiling light, power points, extractor fan, a panelled radiator and a composite door to the side elevation, providing additional access into the rear garden.

Downstairs W.C

Located on the ground floor for convenient use, the W.C comprises a

low-flush W.C and a pedestal corner sink with a mixer tap and tiled splashback. A panelled radiator, ceiling light and wood-effect vinyl flooring complete the space.

First Floor Accommodation

Landing

A turned staircase to the first floor accommodation leads to three bedrooms and family bathroom. A UPVC double-glazed window to the side elevation enables natural light in, with loft access, power points, smoke alarm and a ceiling light finishing the space.

A built-in cupboard with a hanging rail provides additional practical storage space.

Master Bedroom

A spacious master bedroom situated at the front of the property allows for ample furniture. Features include a UPVC double-glazed window to the front elevation, a panelled radiator, TV point, power points and a ceiling light.

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 mains-powered shower cubicle.

The room features wood-effect vinyl flooring, a panelled radiator, ceiling light, extractor fan and a UPVC double-glazed frosted window to the front elevation.

Bedroom Two

Bedroom two is well-proportioned, suitable for a small double bed and additional furniture. A UPVC double-glazed window to the rear elevation provides light into the room with features including a ceiling light, power points and a panelled radiator.

Bedroom Three

Situated at the rear of the property, the third bedroom can be utilised as a nursery or child's room, guest space or home office, ideal for a variety of lifestyle needs. A UPVC double-glazed window to the rear elevation, power points, ceiling light and a panelled radiator complete the room.

Bathroom

Three-piece suite comprising a low-flush W.C, pedestal sink with a mixer tap and tiled splashback and a partially tiled panelled bath with a

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mixer tap.

The room is complete with a wood-effect vinyl flooring, a panelled radiator, ceiling light, extractor fan and a UPVC double-glazed frosted window to the side elevation, providing natural light whilst ensuring privacy.

Single Garage

Situated to the side of the property, an up-and-over door opens into the garage, ideal for additional parking or storage space.

External

The front of the property is low maintenance, laid-to-lawn with hedges surrounding ensuring some privacy. A paved pathway leads to the front door and around the side for access into the rear garden.

To the rear, the garden boasts a lawn with decked and patio areas, ideal for entertaining or al fresco dining. A path to each side offers access into the utility room and to the front of the property. Bordered by a brick wall and wooden fence panels, to ensure privacy, a wooden side gate opens to the off-road parking space and single garage.

COUNCIL TAX BAND D

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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

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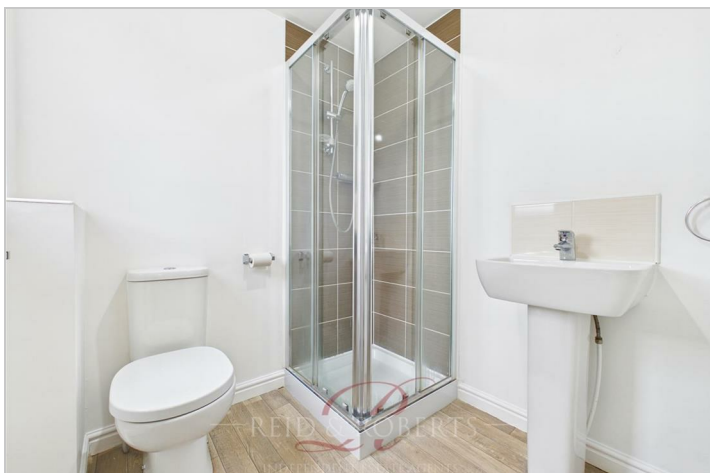
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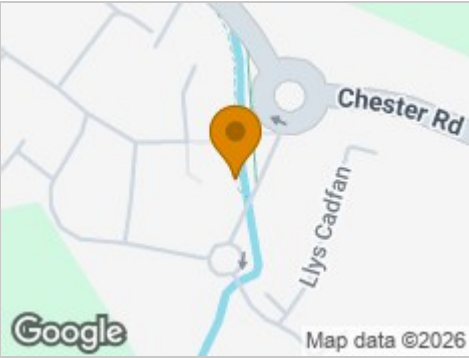
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Road Map



Hybrid Map



Terrain Map



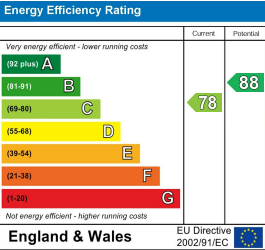
Floor Plan



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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