



32 Ffordd Piran

Oakenholt, Flint, CH6 5FR

Offers In Excess Of £230,000



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Accommodation Comprising:

Wall mounted courtesy light.

Upvc double glazed composite door with frosted glazed panel opens to:

Entrance Vestibule

Single panelled radiator, wall mounted coat hooks, electric meter box and door opening into:

Lounge

10'3" x 15'9" (3.14 x 4.82)

Bright and spacious, neutrally decorated living space with Upvc double glazed window to the front elevation, single panelled radiator, aerial socket and carpeted flooring.

Door into:

Inner Hallway

Stairs leading to the first floor accommodation, wall mounted thermostat, smoke detector and carpeted flooring.

Doors into:

Cloakroom W/C

Modern two piece cloakroom suite comprising: Low level, push flush w/c, wall mounted wash hand basin, splash back tiling, extractor fan and vinyl flooring.

Kitchen/Diner

9'4" x 7'10" plus diner 9'6" x 7'10" (2.84m x 2.39m plus diner 2.90m x 2.39m)

Housing a comprehensive range of modern white 'shaker style' wall, drawer and base units (one wall

cupboard housing the Ideal Logic ESP 135 central heating 'combi' boiler) complimentary wood block effect roll top work surfaces over with matching up stand. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, Upvc double glazed window to the rear elevation. Built in stainless steel electric oven with 4 ring gas hob over, stainless steel splash back and extractor hood, space for large 'American style' fridge freezer, void and plumbing for free standing washing machine and dish washer and vinyl flooring.

Dining Area: Upvc double glazed French doors opening to the rear patio area, overhead storage cupboard complimenting the Kitchen units, under stairs storage cupboard and vinyl flooring.

First Floor Accommodation

Landing Area

Functional space with Upvc double glazed window to the side elevation, single panelled radiator, built in storage cupboard with hanging rail and slatted shelving, loft access hatch, attractive spindled, gallery balustrade and carpeted flooring.

Doors into:

Master Bedroom

19'1" x 8'10" max (5.83 x 2.71 max)

Light and well proportioned room with two Upvc double glazed windows to the front with far reaching views over the 'Pandy' pond, Dee Estuary and Wirral, double panelled radiator, carpeted flooring and door into:

Tel: 01352 762300

En- Suite Shower Room

Contemporary three piece suite comprising: Double shower enclosure with glazed sliding door, wall mounted thermostatic shower and modern tiling, Low level push flush w/c and pedestal wash hand basin. Upvc double glazed frosted window to the side elevation, single panelled radiator, extractor fan and vinyl flooring.

Bedroom Two

11'5" x 8'9" (3.50 x 2.68)

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

Bedroom Three

9'10" x 7'2" (3.0 x 2.20)

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

Bathroom

Modern three piece white suite comprising: Panelled white bath, low level push flush w/c and pedestal wash hand basin, single panelled radiator, ceramic tiled splash back and vinyl flooring.

Outside

The property is approached via a paved pathway to the the front entrance with drive leading to the single bay internal garage, there are two further allocated parking spaces to the front of the property providing ample off road parking for up to three vehicles. The garden to the front is laid to lawn with a dwarf privet hedge to the front elevation.

The garden to the rear of the property has a paved patio area and a lawn which is accessed via a dwarf wooden gate with dwarf fence/wooden flower box that also houses a range of succulent plants. The garden is bound to all sides with wood fence panelling with a gate to the side.

Garage

Up and Over Door



Road Map



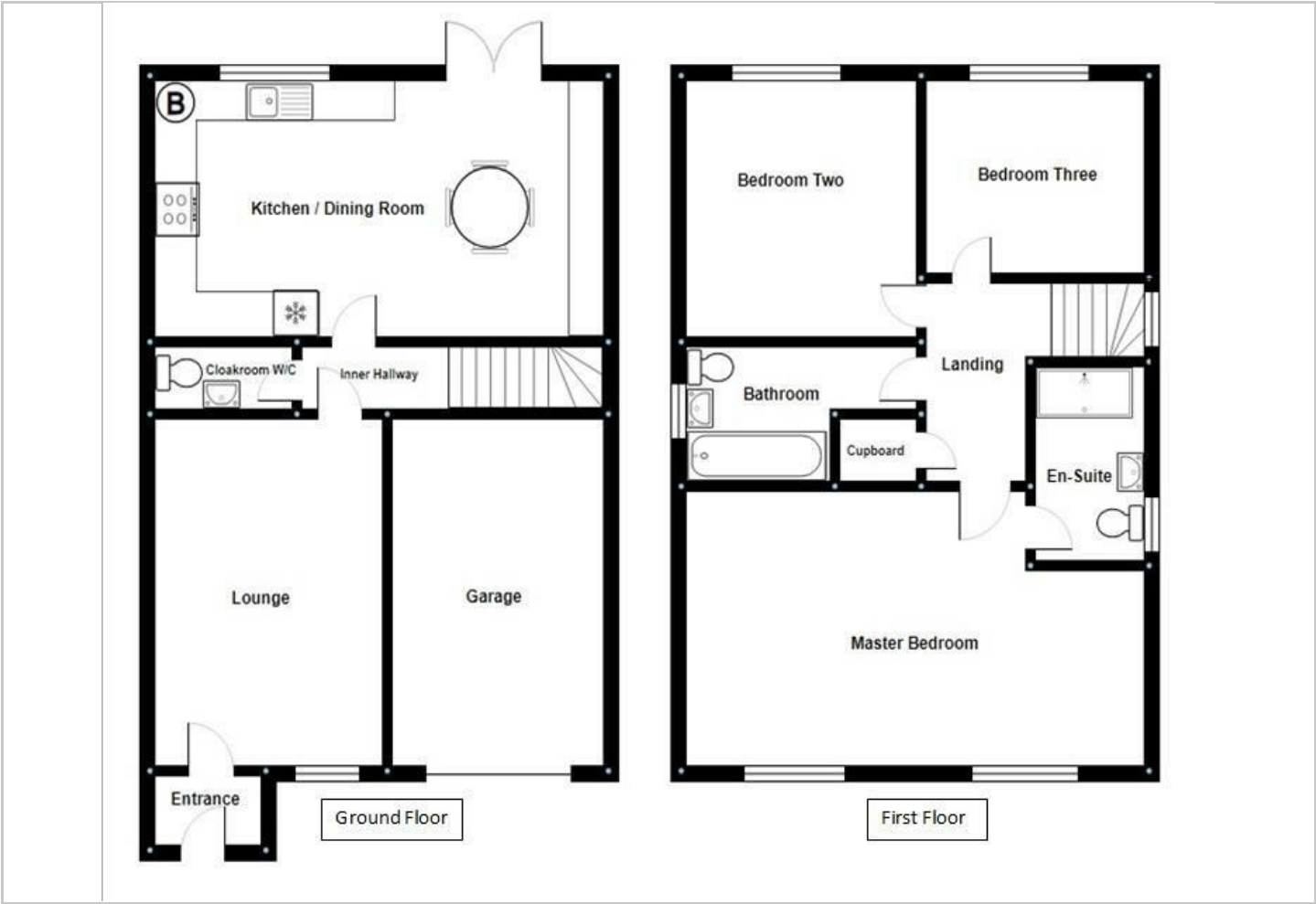
Hybrid Map



Terrain Map



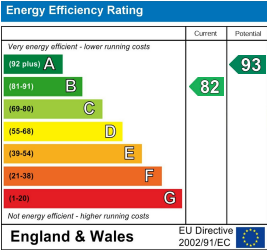
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.