

Ffordd Piran, Oakenholt, Flint, CH6 5FR
£175,000 **NO CHAIN** MS11020



DESCRIPTION: An ideal first home is this modern end terraced property with accommodation arranged over three floors. This well presented home briefly comprises:- entrance hall, a bright and airy modern kitchen through living room, and ground floor w.c., On the first floor are two bedrooms and a modern bathroom and on the second floor a spacious principle bedroom. Gas heating and double glazing. Paved driveway for parking and a lawn garden to the rear. A freehold property with a greenbelt sharable charge of £114.84. Ready for immediate occupation. Viewing recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton Office and proceed through Connah's Quay on passing the college on the left proceed to the roundabout and take the first exit up the ramp to join the by pass. Once reaching Oakenholt at the roundabout take the first exit to this modern development and at the next roundabout take the second exit into Ffordd Dewi and follow this road around until turning right into Ffordd Piran where the property will be seen on the right hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated on a modern development which is accessible for the road network for employment and within easy reach of the historic market town of Flint offering local shops and services.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Composite front door, Radiator and vinyl flooring.

KITCHEN AREA: 11' 9" x 9' (3.58m x 2.74m) Double glazed window. Single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob with extractor over. Cupboard housing the gas boiler. Breakfast /entertainers bar and vinyl flooring.



LOUNGE AREA: 12' 2" x 10' 2" (3.71m x 3.1m) Radiator and double glazed French doors to the garden.



WC: Radiator, w.c and wash hand basin.



FIRST FLOOR:

BEDROOM 2: 12' 1" x 7' 2" (3.68m x 2.18m) Radiator and double glazed window.



BEDROOM 3: 7' 5" x 5' 5" (2.26m x 1.65m) Plus 6' 7" X 2' 6" Radiator and two double glazed windows.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower attachment over. Complimentary modern tiling. Vinyl flooring



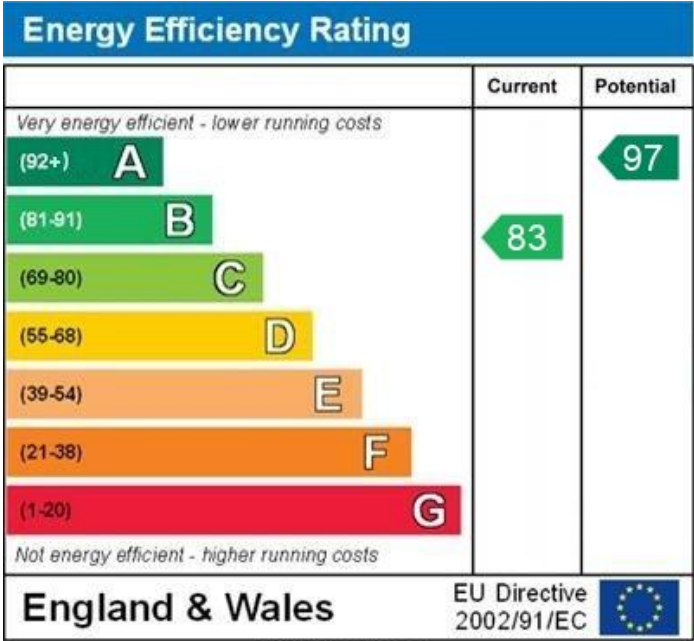
SECOND FLOOR:

LANDING Large built in storage cupboard.

BEDROOM 1: 15' 7" x 9' 10" (4.75m x 3m) Radiator and two double glazed Velux windows. Wardrobes with mirror doors.



OUTSIDE: Paved frontage for parking and a path to the side with a gate to the rear lawn garden.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

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

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

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

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.