



**Ffordd Piran, Oakenholt**  
CH6 5FS

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£290,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)



## 47 Ffordd Piran

Oakenholt, Flint

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DUAL FRONTED LARGER THAN AVERAGE DETACHED HOUSE
- 4 BEDROOMS
- LARGE FAMILY KITCHEN/DINER
- SOUTH FACING REAR GARDEN
- DETACHED GARAGE AND OFF ROAD PARKING FOR UPTO 3 VEHICLES
- BUILT 2019
- EASY ACCESS TO CHESTER, THE WIRRAL, LIVERPOOL AND NORTH WALES
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS CLOAK ROOM
- UTILITY
- EV CAR CHARGE POINT

  
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**Entrance Hallway**

Wood panelled doors to lounge, dining room and kitchen/family room, stairs to the first floor, wall mounted radiator

**Lounge**

13' 2" x 10' 9" (4.01m x 3.28m)

PVC double glazed window to the front aspect, wall mounted radiator

**Dining Room**

10' 6" x 9' 9" (3.20m x 2.97m)

PVC double glazed window to the front aspect, wall mounted radiator

**Kitchen/Family Room**

20' 3" x 9' 5" (6.17m x 2.87m)

A range of modern wall, drawer and base units, quartz worktop with matching splashbacks, with inset sink unit, inset induction hob with oven under and canopy extractor hood over, integrated dishwasher, fridge and freezer. PVC double glazed window to the rear garden, PVC double glazed french doors opening to the rear garden, wood panelled sliding door opening to the utility

**Utility Room**

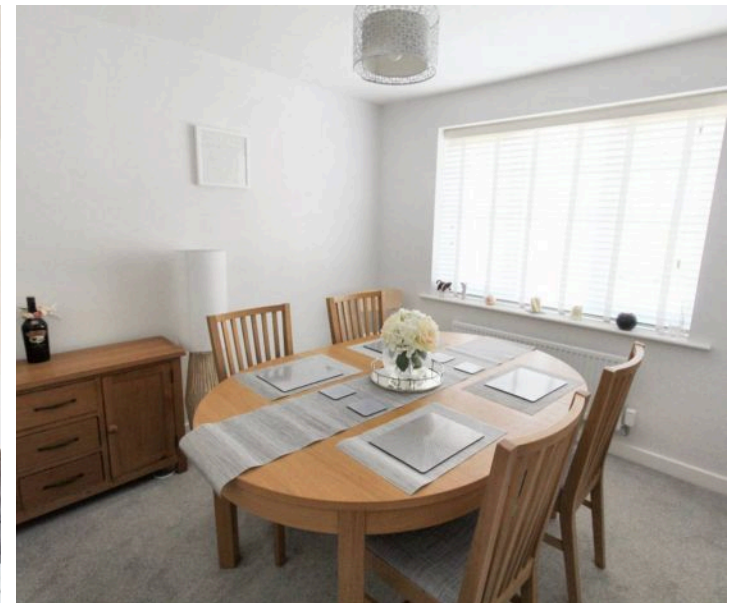
6' 2" x 5' 2" (1.88m x 1.57m)

Integrated washing machine, space for tumble dryer, wall and base units, worktop, wall mounted combination boiler, door to downstairs bathroom and obscure PVC door opening to the rear garden

**Downstairs Bathroom**

5' 2" x 3' 1" (1.57m x 0.94m)

A modern suite comprising a pedestal wash hand basin and low level WC, obscure PVC double glazed window to the side





### First Floor Landing

A larger than average and bright landing with PVC double glazed window to the side, wood panelled doors to bedrooms and bathroom, access to roof space and wall mounted radiator

### Bedroom One

11' 4" x 11' 0" (3.45m x 3.35m)

PVC double glazed window overlooking the rear garden, wall mounted radiator, built in double wardrobe with sliding doors, wood panelled door opening to the ensuite

### Ensuite

6' 3" x 6' 2" (1.91m x 1.88m)

A modern suite comprising a shower cubical with shower plumbed in, pedestal wash hand basin and close coupled WC, tiled splashbacks, obscure VC double glazed window to the rear, wall mounted towel radiator

### Bedroom Two

11' 0" x 9' 4" (3.35m x 2.84m)

PVC double glazed window to the front aspect, wall mounted radiator, built in double wardrobe with sliding doors

### Bedroom Three

9' 8" x 9' 5" (2.95m x 2.87m)

PVC double glazed window to the front aspect, wall mounted radiator, built in double wardrobe with sliding doors

### Bedroom Four

7' 7" x 6' 0" (2.31m x 1.83m)

PVC double glazed window to the front aspect, wall mounted radiator, built in double wardrobe with sliding doors

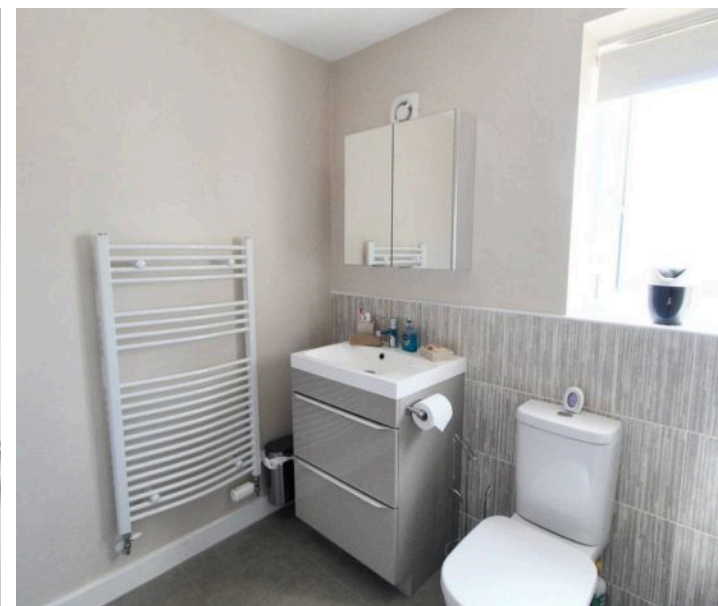
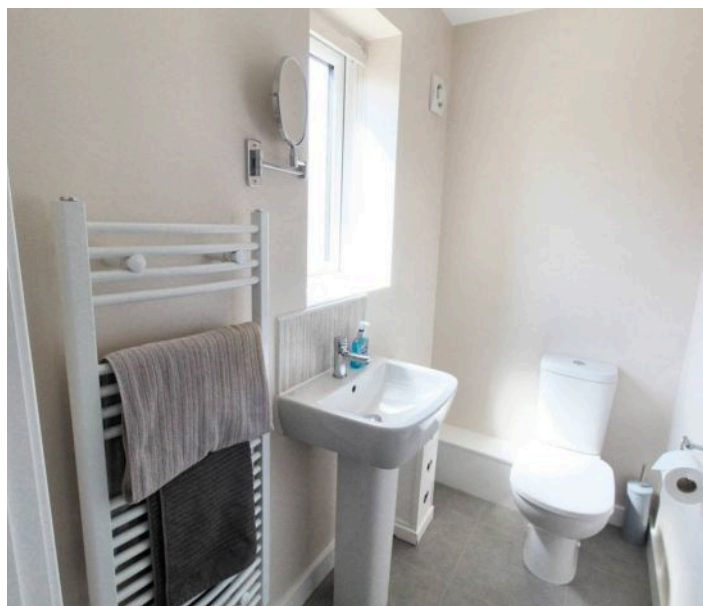




### Family Bathroom

8' 2" x 6' 5" (2.49m x 1.96m)

A modern suite comprising a panelled bath with shower plumbed in over, stylish vanity wash hand basin with large drawers under and close coupled WC, obscure PVC double glazed window to the rear, wall mounted towel radiator







### **GARDEN**

Front garden laid to lawn with mature shrubs, pathway leading to a composite door which opens to the entrance hallway

### **REAR GARDEN**

A south facing garden laid to lawn with Indian stone patio area, timber fencing surround and pedestrian access to the garage.

### **GARAGE**

Single Garage

A 18ft detached garage accessed via an up and over door to the front and a pedestrian door to the side, with power points and lights

### **DRIVEWAY**

2 Parking Spaces

Hardstanding with off road parking for two vehicles with access to an EV car charge point

### **EV CHARGING**

1 Parking Space

Adjacent to the driveway









  
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