



Pen Y Bryn, Flint


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£325,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

3 Pen Y Bryn

Flint

Council Tax band: D

Tenure: Freehold

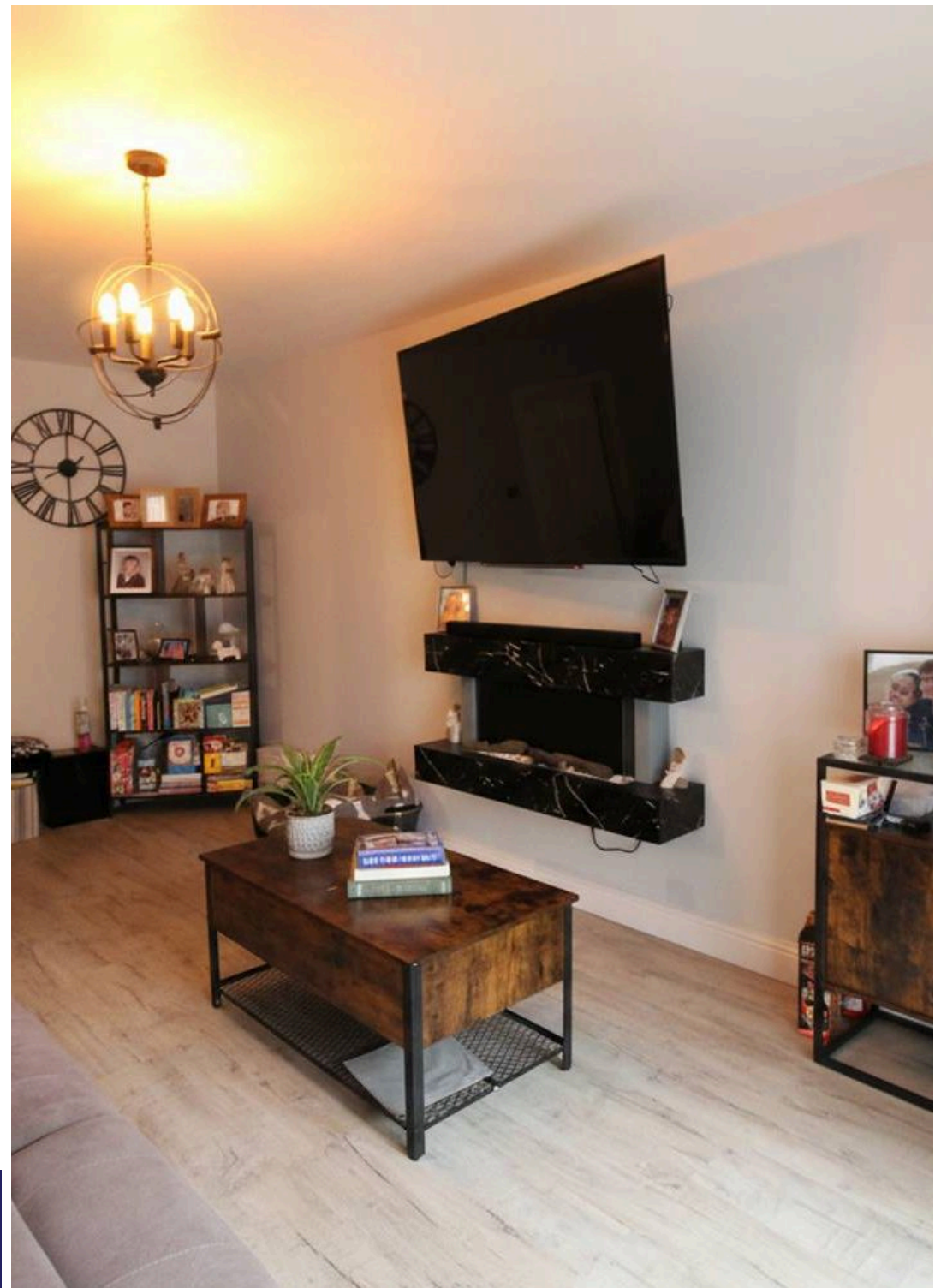
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- DDA ADAPTED DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- NEWLY FITTED FAMILY BATHROOM
- FULLY COMPLIANT WET ROOM WITH ELETRIC UP AND DOWN SINK AND SELF CLEAN WC
- SET AT THE HEAD OF A QUIET CUL DE SAC
- LARGE DRIVEWAY
- REAR GARDEN OVERLOOKING FIELDS
- EXCELLENT ACCESS TO A55 AND LOCAL SCHOOLS AND AMENITIES
- PERFECT FAMILY HOME OR RETIRMENT PROPERTY
- MODERN AND STYLISH LARGE KITCHEN WITH INTEGRATED APPLIANCES


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk



Entrance Porch

Accessed via a composite door with wood laminate floor, door opening to hallway

Entrance Hallway

Wood laminate floor, doors to bedrooms, bathroom, sitting room, kitchen and storage cupboard, wall mounted radiator

Bedroom One

14' 5" x 11' 6" (4.39m x 3.50m)

PVC double glazed box bay window to the front, wall mounted radiator, sliding door to walk in wardrobe, wood laminate floor

Bedroom Three

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

PVC double glazed bay window to the front, wall mounted radiator, wood laminate floor

Sitting Room

9' 9" x 9' 8" (2.97m x 2.95m)

Wood laminate floor, stylish wall mounted panel radiator, double doors opening to the lounge

Lounge

17' 5" x 10' 7" (5.31m x 3.23m)

PVC french doors to front, wood laminate floor, space for a wall mounted electric fire, wall mounted radiator, sliding door to home office

Office

10' 2" x 5' 3" (3.10m x 1.60m)

Fitted base units with worktop, wall mounted radiator



Bathroom

10' 2" x 5' 8" (3.10m x 1.73m)

Recently renovated with a large walk in shower, vanity wash hand basin with cupboards under and close coupled WC, tiled walls, extractor fan

Bedroom Three

14' 6" x 9' 9" (4.42m x 2.97m)

PVC double glazed window to the rear, wood laminate floor, fitted wardrobes, sliding door to DDA compliant wet room

Wet Room

8' 4" x 8' 4" (2.54m x 2.54m)

A full DDA wet room with electric up and down wash basin, self clean WC and wall mounted electric shower, extractor fan

Kitchen/Diner

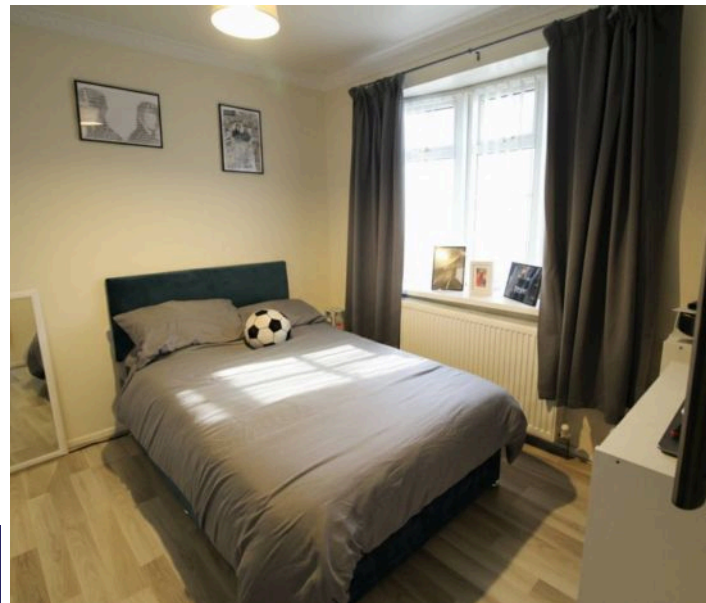
17' 3" x 14' 0" (5.26m x 4.27m)

A modern and stylish fitted kitchen with integrated dishwasher, full length integrated fridge and separate freezer, space for a range oven with folding extractor fan over, quartz worktop with with brick effect tiled splashbacks, PVC double glazed windows to rear and side, wood laminate floor, PVC double glazed french doors opening to the rear garden, door to the utility

Utility

8' 4" x 5' 0" (2.54m x 1.52m)

Space for tumble dryer and plumbing for washing machine, wall and base units, worktop with composite 1.5 bowl sink unit with mixer tap, wood laminate floor, PVC double glazed window to the front





FRONT GARDEN

Laid to lawn with patio areas, access to the rear garden via gates

REAR GARDEN

A private garden laid to lawn with patio area, level decking area and outdoor tiki bar, timber fencing surround

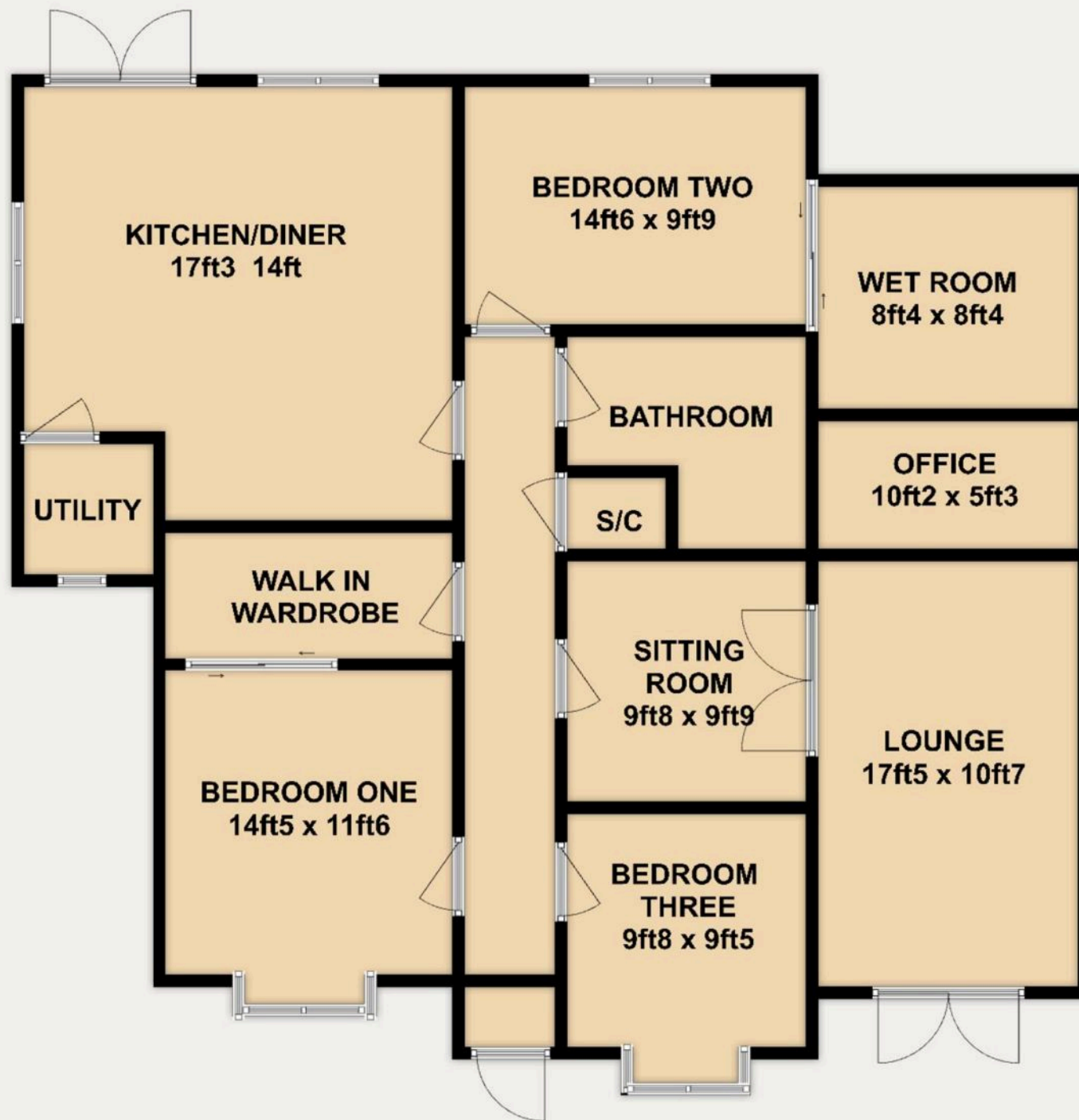
DRIVEWAY

3 Parking Spaces

A spacious driveway with current parking for circa 3 vehicles and the potential for upto 6 vehicles









SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

To arrange a viewing, please contact

Nicky Swain

e: nicky@swainhennesseyestateagents.co.uk

t: 07926 488 158

Amy Hennessey

e: amy@swainhennesseyestateagents.co.uk

t: 07926 488 159

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk