



## 9 Lawnt Y Pentre Flint, Clwyd CH6 5UN

Are you looking for a detached bungalow with 2 or possibly 3 beds, a large patio reminiscent of the Italian Riviera and views to match, fabulous gardens, two reception rooms, a stunning kitchen, one double & 2 single garages/workshops & all in a quiet Cul-De-Sac.....then this really is the NewHome4U

- GORGEOUS VIEWS FROM THE LARGE ELEVATED PATIO
- TWO RECEPTION ROOMS
- BEAUTIFUL VERY PRIVATE REAR GARDEN
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- SPACIOUS DETACHED BUNGALOW
- FABULOUS BATHROOM
- RARE OPPORTUNITY TO ACQUIRE A HOME LIKE THIS
- TWO or THREE BEDROOMS
- \*\*\* DOUBLE GARAGE PLUS TWO SINGLE GARAGES \*\*\*
- QUEIT CUL DE SAC IN A FANTASTIC LOCATION

**£279,000**



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Do you like the photos?? Well may be you would you like to view this home personally because, one of the best things about NewHome4U is, we OPEN 7 DAYS a WEEK and we're physically in the office 4U just so that you can view, "like no other estate agent in Mold"

\*\*\* PLEASE NOTE THAT THIS BUNGALOW WAS ORIGINALLY THREE BEDROOMS, IT IS CURRENTLY ONLY TWO BUT CAN EASILY BE CONVERTED BACK TO THREE IF REQUIRED \*\*\*

Flint Mountain, while not as rugged and remote as it may initially sound, is still not short on other charms. I hesitate to call it a village because it is more a collection of houses grouped together but its location is just perfect for getting to the A55, less than 2 minutes by car and then Mold, Flint, Chester or Broughton Retail Park less than 10 minutes away. This beautiful home can be found at the end of a quiet Cul-de-Sac, nicely tucked away from its busy surroundings.

Approached through a broad gateway onto a drive that slopes gently down past the home to the double garage with its electric roller shutter doors, the home has a small and highly decorative garden to the front. This consists of numerous flowering shrubs and bushes on raised beds with gravel paths winding between them.

The front door sits within a porch formed by the placing of a set of sliding patio doors across the three steps that lead up into a sheltered recess containing the white UPVC front door with its decorative glass inserts. This may sound a little clumsy but in fact is a practical and attractive solution to the problem of providing protection from the elements when unloading vehicles and somewhere to act as a repository for wet coats and shoes.

Stepping through the front door brings us into the wide hallway. The first thing we notice is the decorative woodwork surrounding the doorways and matching the faux ceiling beams.

On our right as we pass along the hall is the lounge. In here the Alpine look returns in the form of a rough stone fireplace and surround, housing a gas fire. My love of a fire is well documented, less for the heat they give but more for the appearance and comfort afforded by the flickering light. Electric versions of this are becoming ever more realistic these days and provide all of the look but with none of the associated work, which can only be a good thing. At the far end of the room, a large set of sliding French doors reveal what makes this home so special: the view.

We look out onto a wide patio with decorative balustrades which in turn overlooks the very attractive garden below and provides an open vista across the fields beyond. From here we begin to understand the reason the current owners bought this home some 20 plus years ago.

Next door to here we come into the kitchen which, owing to the layout is a tricky thing to describe, but I shall try. In effect this is laid out in a 'T' shape with us entering at the bottom of the down stroke. With the exception of the doorway, this arm of the room is entirely filled with fitted units, the quality of which is evident and which provide all the culinary aids you could wish for. The worktops are finished in polished marble, as is the splash-back behind the gas hob, while all the high level cupboards feature down-lights preventing the chef having to work in his or her own shadow. Opposite the hob is a fitted tower oven, sitting beside the integrated American style fridge and various storage cupboards. At right angles to this area is the less creative section of the kitchen where the sink looks out of the picture window while the washing machine and dishwasher sit beneath. A huge and stylish cupboard at one end plays host to the gas combi boiler and offers masses of space for Hoovers and so on. From here the back door open onto a path running along the side of the home, connecting the front garden with the back lawn.

An archway from the kitchen allows us into the spacious dining room and from where another set of sliding French doors open onto the full width south facing patio. This is truly luxurious, featuring electric powered sun awnings offering shelter to virtually the entire space and which in turn overlooks the beautiful gardens.

Now this is the perfect setting for watching the sunset, relaxing to the merry sound of ice cubes clinking in your glass. A set of steps lead down from one end of the patio, past the garage door. Yes, it's the same garage but has both front and rear doors allowing vehicles to pass straight through, down the slope and into the big double garage serving a dual purpose as a comprehensively equipped workshop. This is not just any old man-cave, this is an M&S man-cave... No dear, not an S&M man cave.....M&S.....oh never mind!!!

Returning indoors to the hall, we first come to the separate lavatory beside which lies a large cupboard, the perfect repository for outdoor clothing, shoes all the other things that always need a home of their own.

The next door reveals the stunning bathroom. With a dark slate ceramic floor and full height marble tiles adorning the walls, this is real class. A massive heated towel rail/radiator greet us upon entry, while a full width vanity unit supports the hand basin and integrated lavatory. A large and luxurious shower cubicle offers dry storage for your lotions and unguents, before the swinging door seals you within as the twin headed mains water fed shower eases away the cares of the day.

Adjacent to here is the smaller of the two bedrooms, though 'smaller' is always a dangerous term implying that it may actually be small. Rest assured that



this is not the case as along with the double bed it houses both a large chest of drawers and a free standing wardrobe yet still leaves floor space. The room is kept pleasantly bright by the wide bay window overlooking the decorative front garden and should the summer ever really begin, can be kept cool by the large centrally mounted ceiling fan.

Finally we come to the master bedroom. Originally two separate bedrooms this has been turned into one imposing master with double aspect bay windows. Twin bedside cabinets flank the large double bed while the far end of the room features huge fitted wardrobes to either side. These attractive and capacious units were supplied by Hammonds and are thus of the highest quality. I know that fitted furniture is frequently among the first items to be altered by new incoming owners but in this case, I fear it would be a mistake. If these fail to please you, I would be very surprised.

Useful information:

COUNCIL TAX BAND: F (Flintshire)

ELECTRIC & GAS BILLS: Electric - £110pm (based on present owners current usage)

WATER BILL: £30pm (Metered)

Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this is the ideal home for someone later in life wishing to downsize and for whom the two bedroom format is sufficient. However should you feel that three bedrooms are a necessity, the master could always be re-adapted to its former layout. Its village setting is delightful, offering a haven of peace and the sort of views that may make going away on holiday an extravagance. The gardens are things of rare beauty, adding to the serenity on offer from the commanding patio. The through garage is a stroke of genius, allowing easy access to the garden workshop and providing for the storage needs of the most dedicated hoarder or an ideal restoration platform for a vintage car or motorbike enthusiast. Add to this heady mix its convenient yet rural location and you have a real winner. However as they say, 'seeing is believing' so why not give us a call? It could be one of today's better decisions.

Now, 'unlike most other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office 4U so that you can view this home when you want - but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 \*\*\*\*\* STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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TOTAL APPROX. FLOOR AREA 1661 SQ.FT. (154.3 SQ.M.)

Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.  
Illustrative purposes only.  
Made with Metropix ©2019



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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