



## 4 Ffordd Dewi Flint, CH6 5WU

Are looking for a modern detached family home that's 'FREEHOLD' with 3 generous double beds, en-suite shower room, a large comfortable lounge, a spacious kitchen / dining room, separate utility, cloakroom & a large private enclosed garden with garage.....then we may just have the 'perfect NewHome4U'

- \*\*\* FREEHOLD....yes I said FREEHOLD \*\*\*
- DETACHED MODERN FAMILY HOME
- THREE DOUBLE BEDROOMS
- GENEROUS SIZED LOUNGE
- SPACIOUS OPEN-PLAN KITCHEN / DINER
- Did I mention this is FREEHOLD?
- DOWNSTAIRS TOILET - EN-SUITE TO MASTER BEDROOM
- SEPARATE UTILITY ROOM
- ENCLOSED GARDEN & GARAGE
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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"

Have you been looking for a well-priced modern detached three double bedroom family home that owns its own FREEHOLD.....you have but nothing close has come up.....well stop searching because we may have just found your NewHome4U

Located on the popular new development in Oakenholt, sits this very well appointed modern detached family home, which, unlike the brand new ones that may be coming to the market, is ready to move straight into, the garden is now mature and is being offered FREEHOLD.  
Parking is provided around at the rear of the home as is the garage but, like most descriptions, you want to start from the front.

As you stand outside looking at the home, a decent sized area of lawn sits to the left of the pathway which leads to the front door, there is also a gate on the right, which takes you into the rear garden.

Above the front door is a slate roof open porch, there to protect you from the elements, as you fumble for your keys on a cold wet winters night.....or to put it another way.....to protect you from the blistering heat of the sun's rays as you unlock your front door during the hottest summer day imaginable – it's not always raining here you know!

Opening the door, you walk into a spacious hallway, kept nice and light from the glass panels in the front door and also a window at the bottom of the stairs. An under stairs cupboard plays host to all of the undesirable things that we feel we must keep hidden away.... Hoover, shoes, coats, husband, etc....

And the first door that we come to in the hall is the lounge. Kitted out with large furniture but still leaving plenty of room for a TV cabinet and a feature real flame effect log burner (which will not be included in the sale due to sentimental reasons). There's a large picture window, which looks out over the front garden, so at least if there is nothing on the TV, you can create your own entertainment.

Back through the hallway and the next door I open well, there's only so much I can write about, apart from the fact that every home needs one but doesn't necessarily have one! It's the downstairs cloakroom, consisting of a white contemporary wash hand basin with tiled splash-back and of course the obligatory toilet, which pays dividends back over the years!

Opening the door into the spacious kitchen / dining room, this room runs the full width of the home and offers up a lot of space where the entertaining begins. Fitted with a range of modern glossy floor and wall mounted storage units, work surfaces cover two walls allowing plenty of space to prepare your gourmet cuisine (or takeaways) and below these are drawers, for more storage for your kitchen gadgets. An integrated dishwasher is there to make life easier but then again, wasn't that the reason we got married (works both ways for men and women... so not being sexist before you start to complain!)

Next to the kitchen is the separate utility room, with a handy work surface, more floor and wall mounted glossy units, another sink, voids and plumbing for washing machine and tumble dryer, a door with frosted window to help let light in and keep prying eyes out, opens up to the side passageway.

Back to the kitchen for now and at the other end, away from the main hub, is a large space for a dining room table and chairs. Beautifully open-plan, this room allows you to entertain while you show off your culinary skills, if you can't cook, then sorry there is no hiding place!

A huge window and patio door open up into the private enclosed rear garden. Now just outside is a large area of paving slabs, here to make summer BBQ season a less messy affair. You can easily put your table and chairs outside when the sun shines and treat your family and friends to some alfresco dining or better still, after a hard day's slog, sit and unwind with a nice glass of wine or beer or a good old fashioned cuppa and reflect on the day.....it doesn't get much better than this.

Well I say it doesn't get much better but it does....there's an area of fake grass, for easy maintenance, which sits between the rear of the home and a fence. Beyond the fence is another area of lawn, this time it's real, bordered off because the present owners love their dogs, and want them to have real grass – that's love that is!

Back inside and up the crafted turned staircase to the first floor landing. Again, it's kept nice and bright because of another window which looks out over the side aspect. A loft hatch gives access to the part boarded attic and doors open to all of the accommodation.

The master bedroom allows a large double bed in with accompanying furniture, it's even got a generous sized built in wardrobe with sliding doors and full length mirrors. A window looks out over the front aspect and provides fresh air and plenty of light.

A door opens into your rather snazzy en-suite shower room. Providing everything you need in here from your pedestal wash hand basin with storage cupboard below, obviously there's a toilet which we know we couldn't do without, to the glass shower cubicle with its tiled walls for easy cleaning. A frosted window helps keep it nice and bright without the need of fake light – depending on time of day!

The second and third bedrooms are of a similar size, both can get double beds in which is rare in a modern home, the second bedroom has fitted wardrobes but the third doesn't because at present, it's being used as an office, which doesn't require wardrobes!

Finally, the family bathroom. Compact (but what do you care you have your own) this space has everything that you need. There is a bath with a shower



attachment, sink and toilet, part tiled walls and a frosted window for light and privacy and all in a modern contemporary style.....it fits into this home just perfectly.

The last thing to mention outside in the garden is the garage, which is detached from the home and has its own door, accessed from the garden. It's got parking directly in front of it for two cars and I believe you can park a few more along the gate or close by.

Useful information:

COUNCIL TAX BAND: B (flintshire) £162 per month (based on 2 people over 10 months)

ELECTRIC & GAS BILLS: £100 per month (based on present owners usage)

WATER METER: £35 per month (based on present owners usage)

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 your perfect modern three double bedroom detached family home because, this one comes with it's own FREEHOLD! Well that's peace of mind for you straight away and let's not forget the generous sized lounge, the spacious and well fitted kitchen / dining room, the separate utility room, the handy downstairs toilet, the luxurious en-suite shower room, the private enclosed rear garden with real grass and fake grass, off road parking with its own garage and best of all, its amazing location offering speedy access (that doesn't mean you have to drive fast!) to Deeside, Queensferry, Chester, the A494, A55 and the M56

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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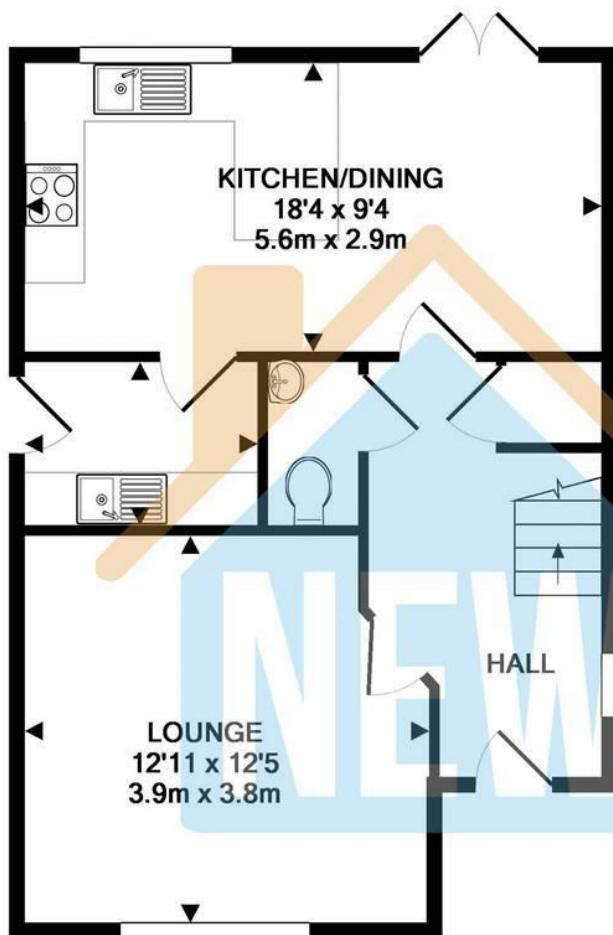
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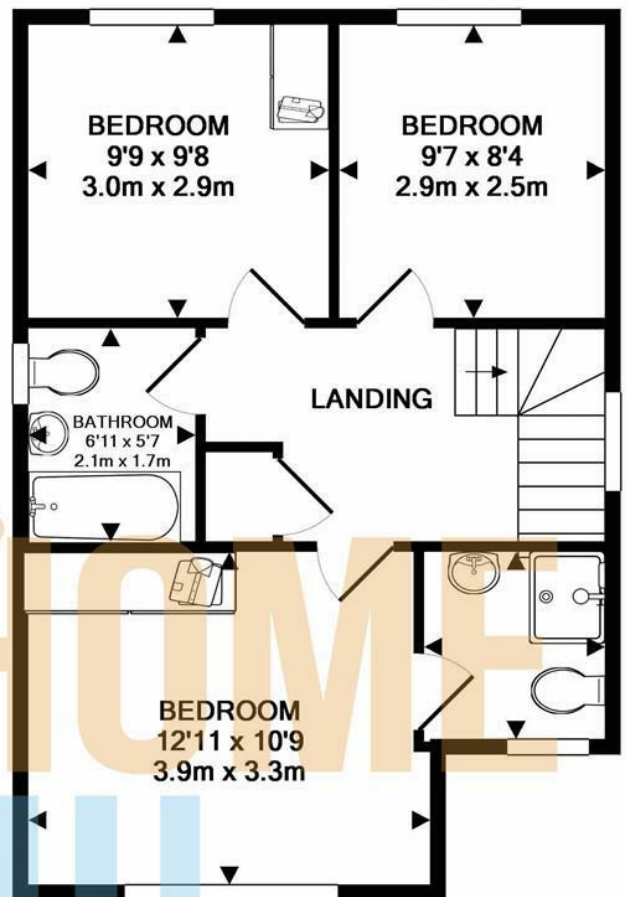
(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ?? )

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  2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact NewHome4U Ltd and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
  3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
  4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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GROUND FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(43.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 SQ.M.)

Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.  
Illustrative purposes only.  
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