



## 65 Ffordd Dewi Flint, CH6 5WB

Are you looking for a surprisingly roomy three bed family home, it's almost new on a purpose built estate, easy striking distance of town & centres of employment, with a lovely well fitted kitchen, there's a generous lounge/diner and lovely enclosed rear garden.....this really is the perfect NewHome4U

- THREE BEDROOM SEMI DETACHED
- DOWNSTAIRS CLOAKROOM
- ENCLOSED AND PRIVATE REAR GARDEN
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- NEWLY COMPLETED ESTATE
- COMPREHENSIVELY EQUIPPED KITCHEN
- FITTED WARDROBES IN MAIN BEDROOM
- SPACIOUS ACCOMMODATION
- EXTENDED INTO CONSERVATORY
- GENEROUS OFF ROAD PARKING

**Offers in excess of £159,995**

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\*\* Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy \*\*

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

Arguments raged back and forth about whether building the new Croes Atti estate in Oakenholt was a good idea but as the development nears completion I for one am convinced that it is proving its worth to Flint. It offers the chance for young buyers to get themselves on the housing ladder at a reasonable cost and while doing this, provides quality housing in an area where such affordable accommodation is, (or was) in short supply. The homes here have been constructed to a high standard and while obviously on an estate, manage to provide a sense of individuality rare in such developments.

We approach this gorgeous semi detached home across an open front lawn beside a tarmac drive running down the side of the house, which provides parking for at least two and possibly three vehicles.

A sloping canopy style porch above the front door offers shelter for whoever gets the short straw of having to unload the weekly shop in the rain, before the semi glazed composite door allows us into the inner hall.

The first thing in here to strike you is the quality of the laminate flooring, it's to the sort of standard that makes you question if it is not, in fact, solid wood.

Immediately on our right is found the downstairs cloakroom. This is a good sized space that contains a corner mounted hand basin and lavatory and is something you never really appreciate until you try living without one.

Opposite here we come into the kitchen, which is a masterpiece of space saving design. Laid out in an 'L' shape and making use of integrated appliances it provides everything you could need in a comfortable space. It is not however, large enough to allow for a dining table but that is perhaps a good thing as many dual purpose rooms end up failing in either role simply because they are not big enough. This home gives you a spacious and efficient kitchen while providing adequate table space in the roomy lounge/diner, which we visit next.

Stepping into the lounge there is an immediate feeling of space due in no small part to the rear wall. This takes the form of what is virtually a small conservatory grafted onto the rear of the home yet so much a part of the main room as to negate any problems caused by the heat loss that so often plagues full conservatories. In fact, at the risk of sounding pretentious, this could almost be called an orangery where the space is sufficiently large to accommodate a full sized dining table with ease, leaving the remainder of the room which stretches across the full width of the home to provide a spacious and comfortable living area.

A set of French doors open into the enclosed rear garden where we find a small paved area surrounded by well kept lawn surrounded in turn by a head-height wooden fence. To the side, a gate in the fence opens onto the drive and parking area while at the bottom of the garden is a large area of raised decking, perfect for relaxing with friends over a drink at the end of the day or a BBQ on a sunny Sunday afternoon. You remember those, surely?

Returning indoors and climbing the stairs, on our right is the main bedroom.

Unusually this overlooks the rear of the home but is all the more attractive for this, gardens generally being prettier than roads. Like the lounge beneath it, this stretches the full width of the home making for a large room, kept delightfully bright by its two separate windows. Storage is well catered for by a large mirror fronted fitted wardrobe beside which, a large alcove provides the perfect site for a chest of drawers. There is also adequate space for twin bedside cabinets either side of the double bed. I often think that the presence of these cabinets speaks volumes about the amount of space in a room as they take up more room than you would ever imagine.

Adjacent to here is the family bathroom with its attractive and practical grey slate effect vinyl floor covering. Ceramic tiles cover the walls to waist height, rising to full ceiling height around the bath area. The modern contemporary suite comprises a pedestal hand basin, lavatory and bath with a protective glass side screen. This is to prevent water escaping as a result of over-enthusiastic use of the shower above.

Further along the landing and utilising the space above the stair well is the airing cupboard. This provides storage for towels and linen while also containing the easily accessible gas combi central heating boiler.

Next, we come to the smallest of the bedrooms which, like so many of its type is strictly a single room, nursery or if you are really posh, a dressing room. However during these current difficult times when we are being encouraged to work from home if at all possible, it would also make an ideal office space.

Next door to here and also overlooking the front is the final bedroom. Although lacking any fitted wardrobe space, this comfortable room accepts a double bed, large wardrobe and a chest of drawers/dressing table with ease so the omission is never noticeable.



\* For more information please visit: <https://gov.wales/moving-home-during-coronavirus-pandemic-housing-sector>

Useful information:

COUNCIL TAX BAND: C

ELECTRIC & GAS BILLS: £60 pm (based on present owners usage)

WATER BILL: £23 pm (based on present owners usage)

**\*\* FREEHOLD CAN BE PURCHASED \*\***

**\*\*PLEASE NOTE\*\*** 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 a great home for a young family and being priced within the pockets of many first time buyers makes it doubly attractive. It is ideally located within easy reach of centres of employment, shops, schools and those facilities that oil the wheels of everyday life, all of which simply adds to the appeal and the enclosed garden makes it a lovely spot to come home to. Being as new as it is, the NHBC guarantees are still in force for additional peace of mind, all helping to make this one of the easier decisions you will have to make in your home buying career.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, 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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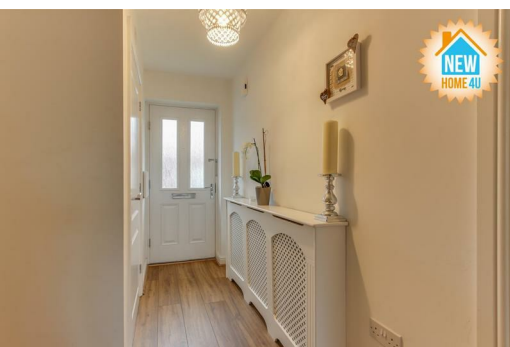
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2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK (like no other estate agent)
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7. ENERGY PERFORMANCE CERTIFICATE ONLY COST YOU £45!!!

(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 ?? )

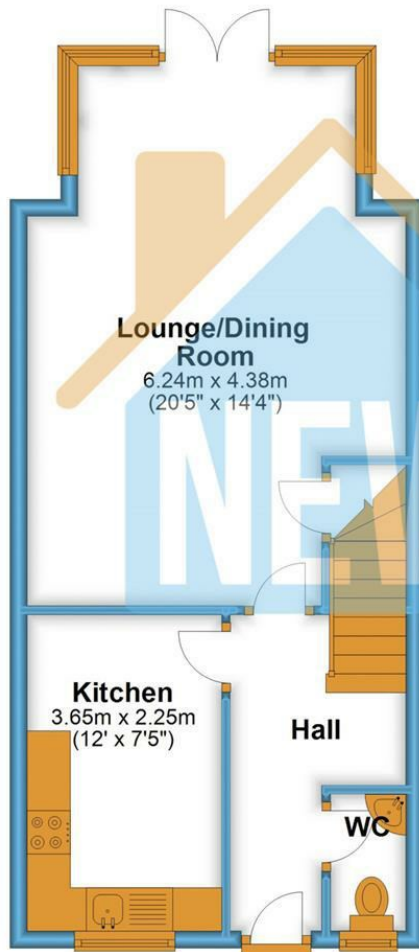
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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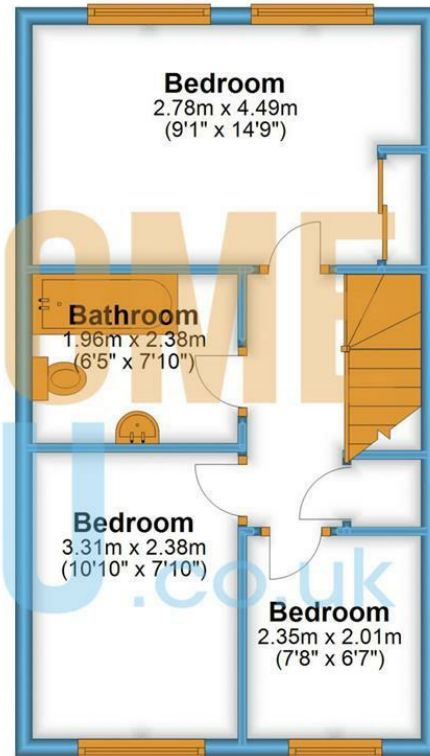
## Ground Floor

Approx. 41.7 sq. metres (448.8 sq. feet)

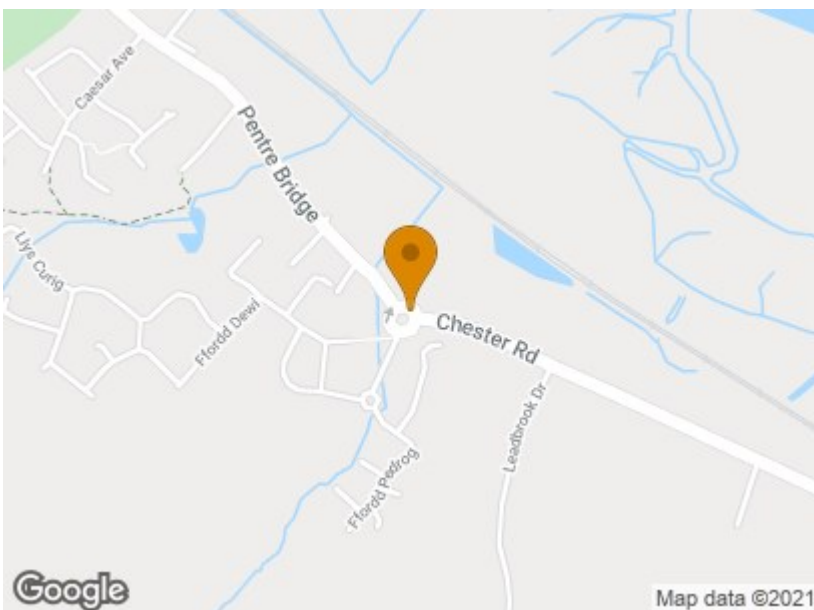


## First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 78.8 sq. metres (847.7 sq. feet)



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	