



44 Ffordd Piran Flint, CH6 5FR

If you are looking for a highly affordable three bedroom home ideal for a small family or for someone downsizing in later life, conveniently located within easy reach of the town centre for your day to day needs and in walking distance of numerous schools.....then this is a tremendous NewHome4U

- THREE BEDROOM SEMI DETACHED (END OF A TERRACE OF THREE)
- WELL EQUIPPED KITCHEN/DINING ROOM
- EXCELLENT TRANSPORT LINKS
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410
- PRETTY MUCH AS NEW CONDITION
- PRIVATE AND ENCLOSED REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- GOOD SIZED LOUNGE
- EN-SUITE TO MAIN BEDROOM
- CONVENIENT LOCATION

Offers in excess of £160,000

FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410 it's definitely worth 5 minutes of your life, just see if they can beat your original quote, you have nothing to lose but could save so much ??

** 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".

The term 'starter home' can conjour up dreadful images of shoddy new build houses, thrown together on a strict budget to maximise profit and seemingly with little or no thought given to the fact that normal sized people will have to live in them. Happily, this is the exception that proves the rule. Compact but never cramped, this has been well thought out and manages to provide more than enough space to swing the proverbial cat in comfort. NB: (Newhome4U would like it to be known that no animals were harmed in the writing of this piece.)

Set back from one of the feeder roads through the still fresh Croes Atti estate in Oakenholt, this home benefits from the two parking spaces on the drive beside it, at the head of which is a wooden gate accessing the rear garden. To the front elevation there is a porch standing proud, where we find the white wood composite front door.

Stepping into the inner hall a door on our immediate left reveals the downstairs cloakroom with its hand basin and lavatory, as well as providing somewhere handy for hanging outdoor coats out of the way. Cloakrooms like this are becoming more and more popular these days and are something that until you have lived with, you wonder how you ever coped without.

On the other side of the hall is the door into the lounge, a deceptively spacious room kept bright and cheerful by its large front facing picture window. Towards the rear of the room another door conceals the ever useful cupboard-under-the-stairs without which many homes would cease to function. There is a limit to the number of times you can trip over the Hoover and remain sane...

Moving through from the lounge we come into the kitchen diner. On too many occasions I find myself struggling to describe rooms like this adequately because to be honest, they are just too small to undertake their twin roles and end up as kitchens that have been spoiled by sticking a table at one end. Happily this once again proves the exception to the rule with its attractive light grey laminate floor complimenting the fitted units arranged in a 'U' shape around one end of the room. These are obviously of a high quality and manage to provide homes for all the automated wizardry that modern cooks demand and which makes their lives easier. At the other end of the room there remains space for a full sized dining table adjacent to the large set of French doors opening out into the garden.

A full width patio area runs across the back of the home, separated from the triangular lawn by a picket fence with a gate to one side. This provides a delightful sun-trap in which to relax with friends and, should the weather take a turn for the worse the barrier between here and the lawn minimises the mud being trodden into the home. To one side of the lawn sits a large wooden garden shed, perfect for storage of mowers, bikes, BBQs and all the other outdoor things we amass without really noticing.

Returning indoors and up the stairs we come first of all to the smallest of the bedrooms. Like the vast majority of three bed semis this is definitely a single occupancy room but that is not to say it would not make a splendid nursery or room for a young child. Then again, as the government are once again encouraging working from home wherever possible, if your family needs can be met by the remaining two bedrooms it would make a perfect home office. As such it would also be tax deductible... just saying.

Adjacent to here and also overlooking the rear garden, the second bedroom is an altogether different kettle of fish. Far larger, being a perfectly acceptable if rather compact double room this has enough space for a double bed, but any free standing wardrobes you choose would have to be more IKEA and less Louis XIV to be practical.

The next door off the landing reveals the family bathroom which has been very attractively tiled to waist height throughout and continuing around the bath. There is a suite comprising a contemporary pedestal hand basin, lavatory and bath. No shower? I hear you cry, but don't panic; we haven't finished yet.

Moving to the front of the home and into the main bedroom where we find a large hanging cupboard occupying the space above the stair-well and largely negating the need for free standing wardrobes. In the remainder of the room there is plenty of space for twin bedside cabinets to either side of the double bed before we open the remaining door to reveal the en-suite.



Although this is quite compact it has been thoughtfully fitted and provides a pedestal hand basin similar to that found in the main bathroom, lavatory and a corner mounted glass shower cubicle. In here the shower draws its hot water directly from the gas combi central heating boiler which is not only the most economical method but equally, ensures it never runs out which can so easily take the shine off anyone's morning.

Useful information:

COUNCIL TAX BAND: C (Flintshire)

ELECTRIC & GAS BILLS: TBA

WATER BILL: TBA

NB: Figures based on current owner's usage.

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 the perfect home for a first time buyer with a young family or someone down-sizing at the other end of their home owning journey. Its size and modernity ensure that it will be economical to run and maintain, while the accommodation is bigger and more comprehensive than outward appearances would lead you to expect. On top of all that and perhaps most importantly, it remains highly affordable. We would all like to live in our dream homes but have to settle for what we can afford and with this one, you may be able to afford something nicer than you thought.

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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ARE YOU THINKING OF SELLING YOUR PROPERTY – TRY NewHome4U – WHY???

1. WE GIVE YOU PROFESSIONAL PHOTOS – that means nice clean crisp shots of your home.
2. WE ARE PHYSICALLY IN THE OFFICE 7 DAYS A WEEK (like no other estate agent)
3. HIGHEST GOOGLE RATED AGENT IN MOLD (& SURROUNDING AREAS)
4. PREMIUM LISTINGS ON RIGHTMOVE @ NO EXTRA CHARGE
5. FEATURED PROPERTY @ NO EXTRA CHARGE
6. FRIENDLIEST STAFF – SO POP IN FOR A CUPPA AND SEE
7. ENERGY PERFORMANCE CERTIFICATE ONLY COST YOU £65!!!

(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 ??)

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

5. MISREPRESENTATION ACT 1967: THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER NEWHOME4U Ltd NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY!

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 **Yes,
We're Open**

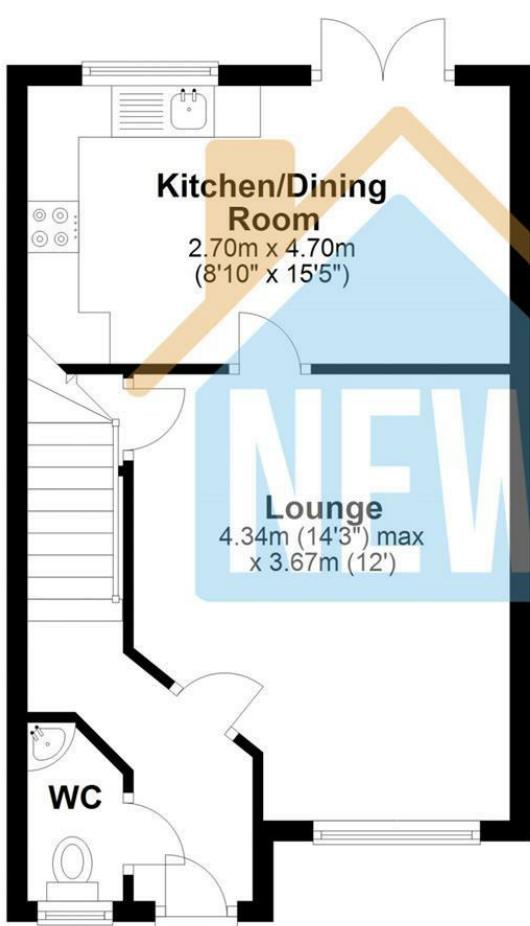
and safer than ever!

We're committed to serving you.
Preventive measures are in full swing.



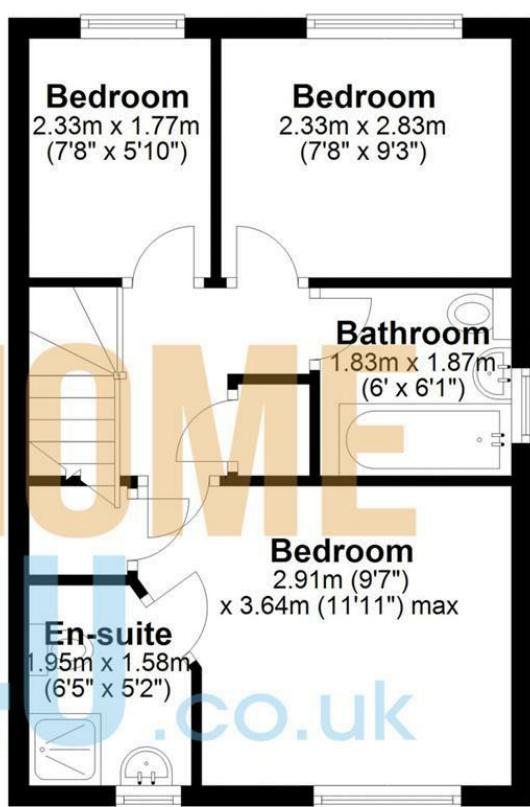
Ground Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



Total area: approx. 69.4 sq. metres (747.2 sq. feet)



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

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

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