



## 9 Ffordd Eilian Flint, Flintshire CH6 5FP

If you are looking for four bedrooms in a home that is still factory fresh, on the outer edge of the prestigious Croes Atti estate, this attractive and well appointed double fronted house offers everything you could want or need in a beautiful family home.....then this really is the perfect NewHome4U

- FOUR BEDROOM DETACHED
- EN-SUITE TO PRINCIPAL BEDROOM
- SPACIOUS ACCOMMODATION
- LARGE LOUNGE AND SEPARATE DINING ROOM
- BEAUTIFUL KITCHEN / FAMILY ROOM
- DOWNSTAIRS CLOAKROOM
- ATTACHED DOUBLE GARAGE
- LARGE GARDEN
- MINT CONDITION
- FREE & OPEN 7 DAYS a WEEK 'INDEPENDENT MORTGAGE ADVICE' call LoveMortgages.co.uk on 01244 904410

**Offers in excess of £300,000**

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".

Modern new build housing estates are springing up everywhere these days, providing much needed and affordable accommodation, which is great. Owing to the economies of scale and the need for building companies to make money they tend to replicate the same design over and over again, which is far from great.

What we find most people want is somewhere a little different, somewhere spacious and stylish but still with character. Sadly this often means sacrificing modernity and quality of finish but this is one home that shows just how it can be done. On the Croes Atti estate in Oakenholt we find this interesting home, which combines all the advantages of a new build while offering an unusual amount of space, both internal and external.

Sitting on a large corner plot the home has a neatly kept open plan lawn to the front and a broad drive leading up to the attached double garage. The home is double fronted with deep bay windows to each side of the centrally positioned door which nestles beneath its attractive and practical protective porch. After all, we can do without rain down the backs of our necks as we unload the shopping from the car...

We step into a bright and well lit inner hall from which the staircase rises to the upper landing and where a door to the left opens into the formal dining room. With its deep bay window overlooking the front lawn this presents a luxurious venue in which to feed your inner man... or woman obvs. There is more than enough room for a substantial suite of table and at least six chairs, meaning no one is left upstairs eating alone in their bedroom. Unless they've been naughty.

Opposite here is the large lounge. Replicating the bay window of the dining room and stretching the full depth of the home, this offers all the space that a family home such as this needs and deserves. The main focal point is provided by a very attractive living flame effect electric fire, something that until recently I viewed with disdain but recent developments have improved these enormously, to the point where they are now highly convincing. At the rear of the room is a set of French doors opening out onto a large patio area, the ideal sun-trap for the positioning of various tables and easy chairs.

At the top of the hall we come into the fabulous kitchen/family room. All too often these dual purpose rooms fail on several counts, but mainly because they are just too small to fulfil two roles. At 16' by 17' however, this is an accusation that can never be aimed here and, with one corner of the family room section being given over to floor to ceiling windows giving a bright and modern feel, it makes for a room that sticks in your memory; and for all the right reasons.

The kitchen is formed with fitted units to two walls with an additional bar acting as a divider and providing extra work surface with storage beneath, while the far wall contains the tower ovens and range style gas hob, with the dishwasher adjacent to the sink.

A door in the inner wall opens into the well equipped utility room with the downstairs cloakroom off it before coming to the back door opening into the double garage where another door takes us once again into the rear garden. Sounds complicated? It's not, I promise.

Speaking of the garden, this is an area where this home really stands apart from what you expect. Gardens in homes on estates are usually compromised in some way by the constraints of space, meaning they are either overlooked and offer no real privacy or, they are just too small. Here, we find a surprisingly large space and which, because the neighbouring homes are similarly endowed means that there is a feeling of openness which is very refreshing.

Moving upstairs to the landing, there is a door on our immediate right into the first of the bedrooms. This is a large room overlooking the rear garden and with dimensions, at approaching 12 feet square that verge on the luxurious. There is more than enough room in here for the bed of your dreams along with an extravagant realisation of your perfect bedroom furniture along with the fitted wardrobes already in place. And it's not even the main room...

Moving towards the front we come to the next bedroom which, while slightly smaller still provides everything you could need from a bedroom. This is currently seeing service as a games room which proves that size, the one thing a home can never lie about really does give added flexibility, making for a home that will adapt to the changing needs of a family.

Adjacent to here is the family bathroom which as expected is fitted out to an exemplary standard. A marble coloured ceramic floor contrasts with fashionable dark grey tiles reaching up the walls to waist height, giving an undeniable air of class. The suite comprises, as expected, of a pedestal hand basin, lavatory and traditional bath which additional warmth being provided by the stainless vertical towel rail/radiator.

Beside this is the remaining forward facing bedroom which, needless to say is another comfortable double room before we come finally, to the main bedroom.



In here it is aided once again by a complete wall of fitted wardrobes. This is a well proportioned room with space for large cabinets on each side of the double bed, a free standing chest of drawers and the feature without which no principal bedroom is complete; the en-suite.

This is delightfully spacious and offers a suite comprising a pedestal hand basin, lavatory and a fully tiled corner positioned glass shower cubicle with a twin headed rain shower to sluice away the cares of the day.

Useful information:

COUNCIL TAX BAND: E (Flintshire)  
ELECTRIC & GAS BILLS: £110 pcm  
WATER BILL: £35 pcm

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](http://planstosell.co.uk):

All in all this is an unusual home, with all the features we have come to expect in a newly built house but with a level of interest and character more usually found in older properties. This is a difficult trick to pull off but here the builders should be congratulated and that is not a phrase that trips easily from my tongue as we often find examples of slipshod work and penny pinching, but here there is quality along with careful thought and planning. For that if for no other reason, this one is worth your time to come and see, assuming you do not want to live in a box identical to everyone else's. And who does?

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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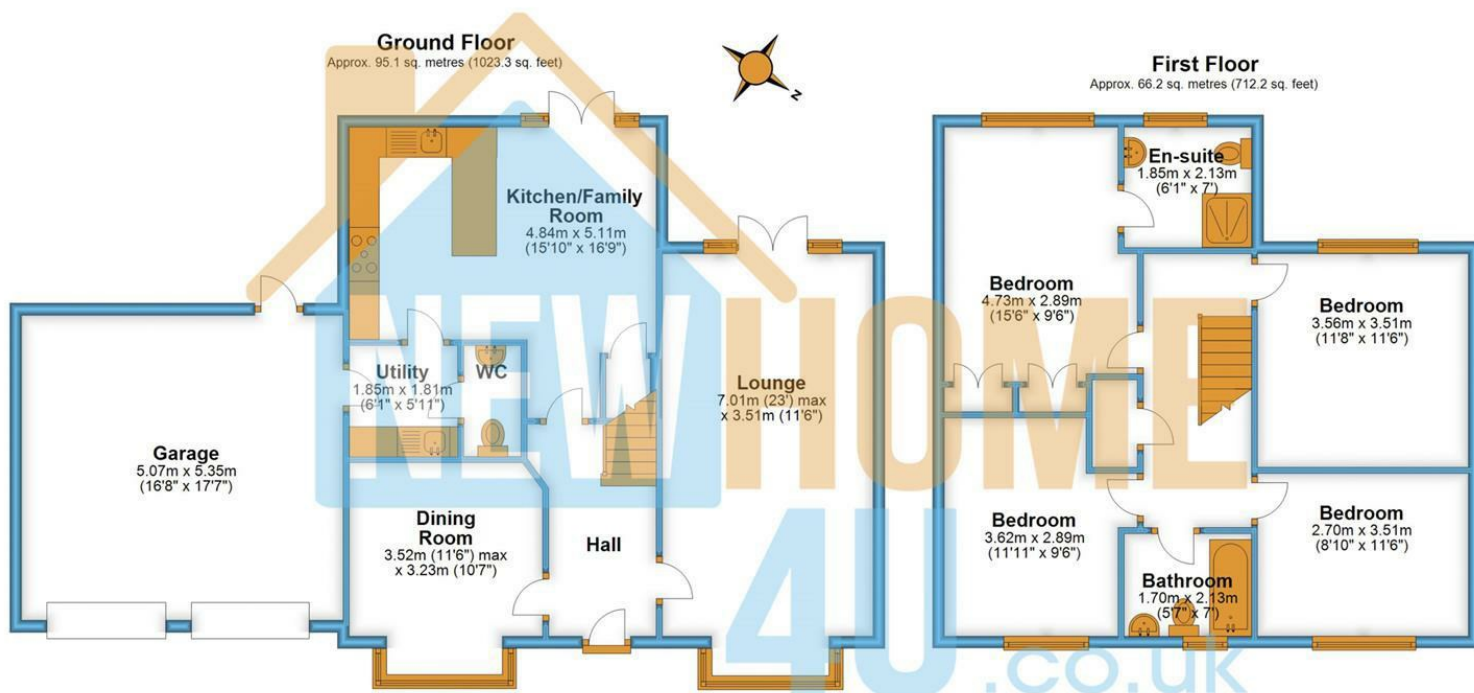
1. WE GIVE YOU PROFESSIONAL PHOTOS – that means nice clean crisp shots of your home.
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(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ?? )

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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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Total area: approx. 161.2 sq. metres (1735.6 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		
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	