



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	72
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND
Tax band E

TENURE
Freehold

LOCAL AUTHORITY
Flintshire County Council

DATE:
20th November 2019



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**Cosy Nook, Fifth Avenue, Talacre, Flintshire,
CH8 9RH**

£225,000

- MODERN REFINEMENTS
- SPACIOUS ACCOMMODATION
- THREE DOUBLE BEDROOMS
- ENSUITE TO THE MASTER BEDROOM



DESCRIPTION

This spacious detached bungalow is situated in the popular resort of Talacre and is within walking distance of the beach with its well known lighthouse. The property enjoys modern refinements with a large lounge, modern kitchen/diner, three double bedrooms, the master bedroom having an en-suite facility, family bathroom, central heating, double glazing and ample off road parking for several vehicles. Suited to the retirement market or family buyer, viewing is essential for the size to be fully appreciated.

uPVC double glazed Entrance Door into:-

ENTRANCE PORCH

7' 4" x 7' 4" (2.25m x 2.24m) With double glazed windows overlooking the front elevation, exposed brick walls, tongue and groove panelled ceiling and a uPVC door into:-

HALLWAY

14' 2" x 10' 6" (4.34m x 3.21m) With tiled floor power points, loft access point and a modern wall mounted radiator with mirror.

SPACIOUS LOUNGE

21' 8" x 16' 6" (6.62m x 5.03m) With uPVC double glazed window to the front elevation, continuation of the tiled flooring, feature electric coal effect fire set in a feature surround, coved ceiling, power

points, radiator and Oak and glazed double doors giving access into:-

KITCHEN/DINER

19' 0" x 9' 1" (5.81m x 2.78m) Having an extensive range of black fronted base cupboards and drawers with worktop surface over, one and a quarter single drainer sink with mixer tap over, integrated dishwasher, built-in electric oven and four ring 'Lamona' electric hob with extractor canopy over, wall mounted units, part tiled walls, power points, integrated fridge freezer, uPVC double glazed window to the rear elevation, continuation of the tiled floor, inset spotlighting, wall mounted radiator and uPVC double glazed 'French' doors giving access to the rear garden.

BEDROOM ONE

13' 9" x 12' 2" (4.21m x 3.71m) With a uPVC double glazed window to the front elevation, radiator and power points.

ENSUITE WET ROOM

6' 11" x 4' 0" (2.13m x 1.24m) With a low flush w.c., pedestal wash hand basin, rainfall type shower head, modern tiled walls with complimenting floor tiles, inset spot lighting and an obscure glazed window.

BEDROOM TWO

11' 1" x 9' 8" (3.40m x 2.96m) With a uPVC double glazed window to the rear elevation and power points.

BEDROOM THREE

12' 0" x 9' 1" (3.67m x 2.79m) With a uPVC double glazed window to the rear elevation, power points and radiator.

FAMILY BATHROOM

7' 0" x 6' 10" (2.14m x 2.10m) Having a white three piece suite comprising large panelled bath with shower over and splash screen, low flush w.c., pedestal wash hand basin with mixer tap, modern tiled walls and matching floor tiles, inset spotlighting and an obscure glazed window.

OUTSIDE

To the front elevation the property is approached over a block paved driveway providing off road parking for several vehicles with a small lawn adjoining, outside lighting and bounded by brick walling. A timber gate gives access to the rear garden which has an extensive paved patio with a small lawn adjoining, outside lighting bounded by timber fencing.



SERVICES

Mains electric, water and drainage are believed available or connected to the property with gas by LPG bottles. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

From the Prestatyn office bear right, proceed along Meliden road over the top of the High Street onto Gronant Road and continue to the t-junction with the Coast Road, turn right and continue through the village of Gronant onto the dual carriage way, at the roundabout take the first exit for Talacre, proceed along Station Road and turn right into Fifth Avenue where the property will be found on the right hand side by way of a 'For Sale' board.

