



Hilbre View Corbett Avenue, Talacre, Flintshire, CH8 9RE

£345,000

 4  2  1  E

EPC - E43

Council Tax Band - F

Tenure - Freehold

Corbett Avenue, Talacre

4 Bedrooms - Bungalow - Detached

Ready To Move Into! Sought After Seaside Location! This four bedroom detached dormer bungalow is not to be missed and is situated in the seaside location of Talacre. Being beautifully presented throughout, the accommodation comprises of four bedrooms, living room, kitchen/diner and two bathrooms. Added benefits for this property include, uPVC double glazing, ample off road parking and easy to maintain gardens. To fully appreciate what this superb dormer bungalow has to offer, internal viewing is highly recommended. EPC E 43.



Accommodation

Via a uPVC double glazed front door with uPVC double glazed panelling to the side opening up into

Entrance Hall

Having lighting, power points, radiator galleried landing above, turned stairs to the first floor landing and doors off.

Living Room

24'0" x 13'8" (7.32 x 4.17 (7.31 x 4.16))
Having lighting, power points, two radiators, wood burner, high gloss tiled flooring, dual aspect uPVC double glazed windows to the front and side elevation and uPVC double glazed patio doors onto the rear elevation.



Kitchen/Dining Room

11'10" x 11'2" (3.61 x 3.40)
Comprising of wall, drawer and base units with complimentary worktops over, lighting, power points, radiator, built in oven with four ring hob and extractor hood over, one and a half bowl sink with drainer, void and plumbing for a washing machine, void for a tall standing fridge freezer, uPVC double glazed window onto the rear elevation and a uPVC double glazed door leading out onto the rear elevation.

Bedroom One

14'1" x 11'0" (4.29 x 3.35)
Having lighting, power points, radiator, built in wardrobes and a uPVC double glazed window to the front elevation.

Bedroom Two

11'0" x 11'0" (3.35 x 3.35)
Having lighting, power points, radiator and a uPVC double glazed window to the side elevation.



Bathroom

7'10" x 7'4" (2.39 x 2.24)
Comprising of a low flush W.C, wash hand basin, panelled bath, lighting, floor to ceiling tiling, heated towel rail and a uPVC double glazed window to the side elevation.

First Floor Landing

Having lighting, storage into the eaves, radiator, uPVC double glazed window to the front elevation and doors off.

Bedroom Three

15'0" x 11'8" (4.57 x 3.56)

Having lighting, power points, radiator, storage into the eaves either side of the room and two uPVC double glazed windows to the side elevation.

Bedroom Four

14'11" x 11'1" (4.55 x 3.38)

Having lighting, power points, radiator. storage into the eaves and a uPVC double glazed window to the side elevation.

En-suite

5'9" x 5'7" (1.75 x 1.70)

Comprising of a low flush W.C, wash hand basin, shower enclosure, lighting and a chrome heated towel rail.

Outside

The property is approached via gates which leads to the front and side of the property which is designed for ease of maintenance and hard standing for several vehicles. Also having a lawned area to the side and rear elevations.

Detached Garage

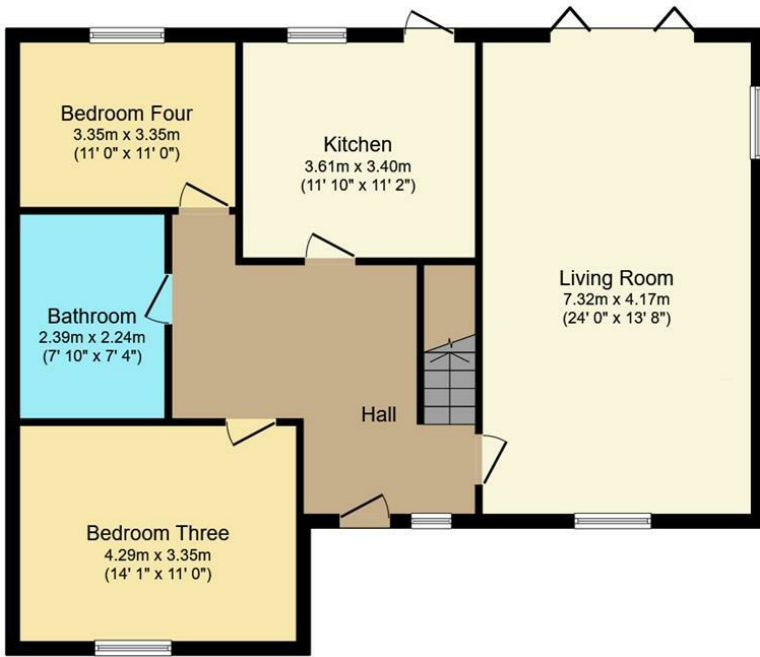
22'6" x 10'11" (6.86 x 3.33 (6.85 x 3.32))

Having an up and over door, lighting and power installed.

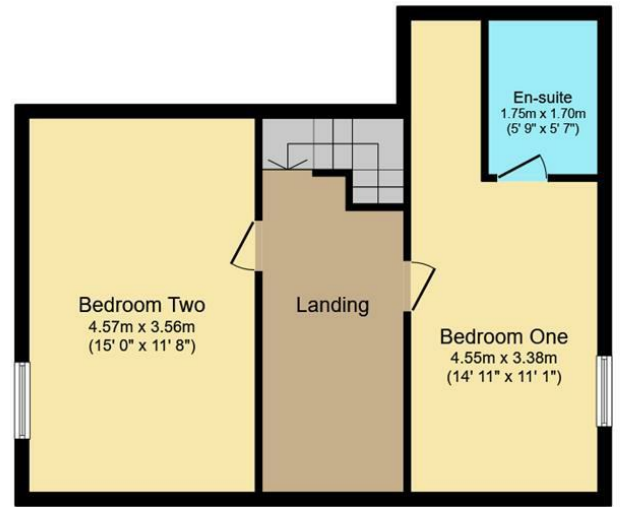
Directions

Proceed along the North Wales Coast Road out of Prestatyn, through Gronant. Continue along the dual carriageway passing the Lobitus tyre depot on the left. At the mini roundabout bear left along Station Road into Talacre and continue over the bridge. Turn right into Corbett Avenue and the property can be seen at the far end.





Ground Floor
Floor area 91.4 m² (984 sq.ft.)



First Floor
Floor area 55.5 m² (597 sq.ft.)

TOTAL: 146.9 m² (1,581 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 63 |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Call us on
01745 888900

Prestatyn@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.