

**Bodwyn Coast Road, Tanlan, Flintshire,
CH8 9JH**

£290,000

 2  1  1  E

EPC - E54

Council Tax Band - D

Tenure - Freehold

Coast Road, Tanlan

2 Bedrooms - Bungalow - Detached

Charming detached bungalow with larger than average garden situated in the hamlet of Tanlan. The fitted kitchen seamlessly connects to the dining room, creating a seamless flow of space that is perfect for entertaining. The property comprises of two double bedrooms, open plan kitchen/diner, two reception rooms, bathroom and a loft room. Externally the bungalow features a larger than average enclosed garden, with ample space and off road parking. The outside also features a purpose built outhouse ideal for storage. Viewings are highly recommended to fully appreciate what the property has to offer.



Accommodation

Via a timber framed door leading into;

Entrance porch

Having a uPVC door off leading into entrance hall way.

Hallway

Having lighting, power points, radiator and doors off.

Bedroom One

13'0" x 11'9" (3.98m x 3.59m)

Having lighting, power points, radiator and a doubled glazed bay window onto the front elevation.

Bedroom Two

11'8" x 11'4" (3.56m x 3.47m)

Having lighting, power points, radiator, T.V. aerial point, wall mounted electrics and a double glazed window onto the side elevation.

Bathroom

13'5" x 10'2" (4.10m x 3.12m)

Comprising of a walk in shower enclosure with wall mounted shower head, bath with stainless steel taps over, hand wash basin with mixer tap over, radiator, power point, lighting, low flush .W.C. and a double glazed obscure window onto the rear elevation.

Loft Room

22'7" x 12'9" (6.89m x 3.91m)

Having lighting, power points, radiator, eaves access storage and having two velux windows.

Lounge

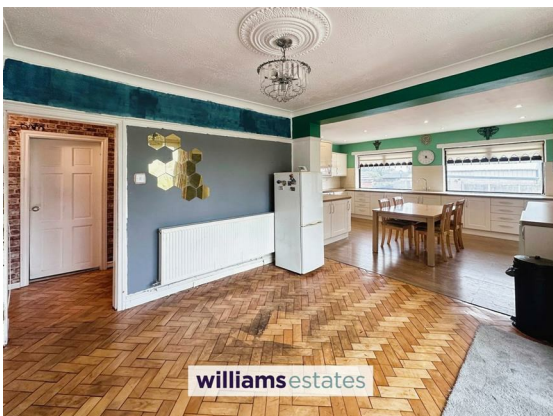
11'8" x 11'1" (3.57m x 3.40m)

Having lighting, power points, radiator, double glazed window to the side and a double glazed bay window out onto the front elevation.

Second Reception Room

11'3" x 10'10" (3.45m x 3.31m)

Ideal for a dining room or a second sitting room. Having lighting, power points, radiator, sliding patio door giving access to the outside and opening off into kitchen/diner.



Kitchen/Diner

18'0" x 13'6" (5.50m x 4.13m)

Comprising of wall drawer and base units with a worktop over, sink and a half drainer with a stainless steel mixer tap over, integrated electric oven with four ring electric hob and extractor fan above, space for freestanding fridge freezer, partially tiled walls, lighting, double glazed windows onto the rear and double glazed uPVC patio door giving access to a utility.

Utility

9'1" x 5'2" (2.79m x 1.60m)

Having lighting, power points, timber framed single glazed window to the side, timber framed single glazed window to the rear and space for a washing machine and tumble dryer.

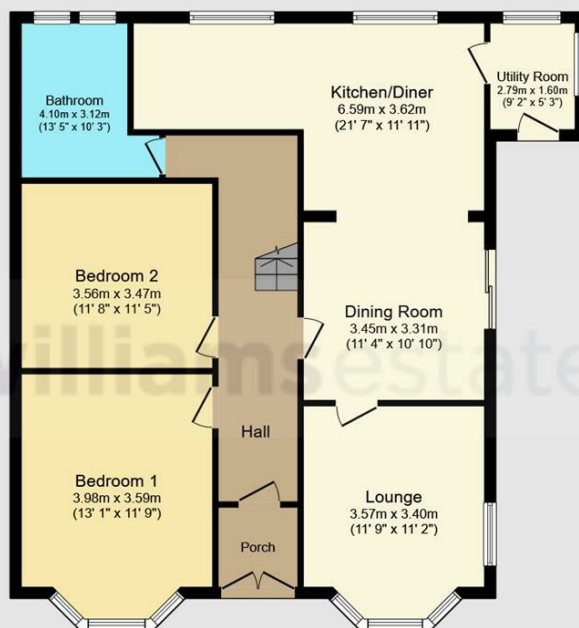
Outside

Property is approached via paved path leading up to the accommodation with the front garden being mainly laid to lawn. It is situated on a very good sized plot. There are wrought iron gates to the front allowing access for off road parking. The outside of this property is one of the main selling points due to some hard standing land along with a larger than average garden with a lawned area. Ample off road parking bound by timber fences either side. There is also a purpose built outhouse ideal for storage.

Agent notes

Please be aware welsh water have right of access across the property





Floor Plan

Floor area 97.4 sq.m. (1,049 sq.ft.)

TOTAL: 97.4 sq.m. (1,049 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

williams
estates

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

| Energy Efficiency Rating | | |
|---|----------------------------|------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 100 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 54 | |
| (39-54) E | | |
| (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.

williamsestates