



**Kerry Dee Road, Talacre, Flintshire, CH8
9RS**

£375,000

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EPC - C75 Council Tax Band - E Tenure - Freehold

Dee Road, Talacre

4 Bedrooms - Bungalow - Detached

This property stands just a stones throw away from the beautiful beaches that Talacre has to offer. Being a favoured seaside village, Talacre offers ample amenities, entertainment spots, eateries and extended sandy beaches. This property boasts four bedrooms and being gorgeously modern and spacious throughout. Along with its spacious interior the property benefits from large, private rear gardens backing onto the sand dunes. Tucked away in a cul-de-sac position this property is kept away from any passing traffic but within just a short walk to heart of the thriving village. Be sure to give us a call on 01745 888900 to arrange a viewing.



Accommodation

Access via an anthracite grey composite front door with obscure glazed panelling and glazed panelling adjacent leading into the ;

Entrance Porch

6'3" x 6'1" (1.91 x 1.85)

Having space for shoe and coat storage, lighting, power points, an in-built cupboard and a door leading into ;

Hallway

21'7" x 12'1" (6.58 x 3.68)

Having lighting, power points, wall-mounted electric heater, stairs to the first floor landing, velux window, in-built storage cupboard and doors off to further accommodation.

Bedroom Two

14'7" x 10'0" (4.45 x 3.05)

Having lighting, power points, radiator, wall-mounted electric heater, uPVC double glazed window to the front, t.v aerial point and door leading into the ;

Jack and Jill Bathroom

9'5" x 6'8" (2.87 x 2.03)

Comprising a walk-in shower enclosure with wall mounted shower over, hand wash basin with stainless steel mixer tap over, low flush WC, wall-mounted heated towel rail, extractor fan and a door leading into the hallway.

Bedroom Four

7'10" x 6'9" (2.39 x 2.06)

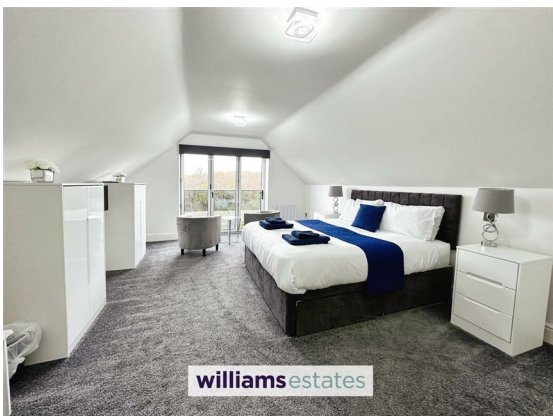
Having lighting, power points, radiator, wall mounted electric heater and a uPVC double glazed window to the front.

Open-Plan Kitchen/Living/Dining Room

22'9" x 20'8" (6.93 x 6.30)

Living Area

Comprising a wall-mounted TV, wall mounted-electric heater, telephone point, in-set spotlighting, power points, electric fire and bi-fold doors to the rear garden.



Kitchen and Dining Area

Comprising ultra-modern wall, drawer and base units with complementary worktops over, five-ring induction hob with extractor above, stainless steel sink and a half with mixer tap over, integrated appliances, in-set spotlighting, sky lights, kitchen island matching with the kitchen units currently seating 6 people and the bi-fold door into the rear garden.

Stairs to the First Floor Landing

Having lighting, power points, an in-built storage cupboard housing the hot water tank and doors into further bedrooms.

Bedroom One

17'9" x 13'9" (5.41 x 4.19)

Comprising lighting, power points, wall-mounted electric heater and double glazed bi-fold doors to the Juliet balcony looking out to the rear garden and sand dunes beyond.

Jack and Jill Bathroom

9'5" x 6'7" (2.87 x 2.01)

Comprising a free-standing bath with telephonic shower head over, low flush WC, vanity hand wash basin and doors into both bedrooms.

Bedroom Three

13'9" x 10'7" (4.19 x 3.23)

Having lighting, power points, wall mounted electric heater, velux windows to either side and a door leading into the ;

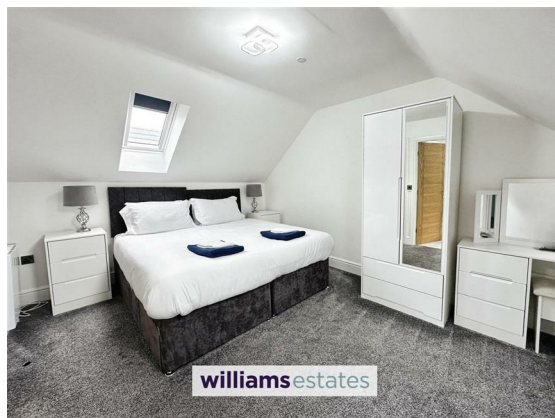
Outside

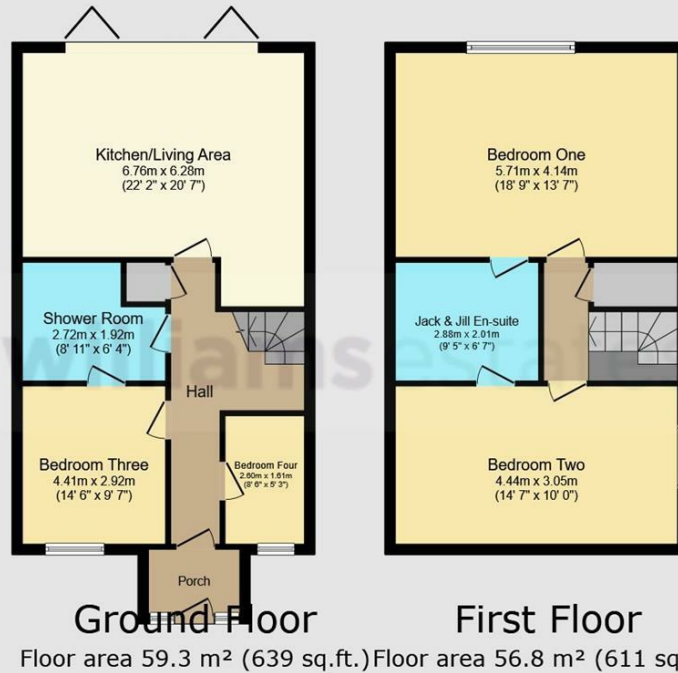
The property is approached via brick-paving providing ample parking for off-road vehicles.

To the rear the property is enclosed via timber fencing and is primarily laid with lawn and benefits from a paved patio area ideal for outdoor dining and entertaining.

Directions

Proceed from Prestatyn office right and continue along onto Gronant Road passing the duck pond to the T junction, turn right onto the A548 and continue along through lower Gronant past the Lebitos garage on the left hand side and at the next roundabout take the first exit off for the signpost Talacre. Continuing along Station Road past Talacre caravan park on the left hand side bear left onto Gamfa Wen, continue to the end and turn left onto Dee Road. This property can be found on the right hand side.



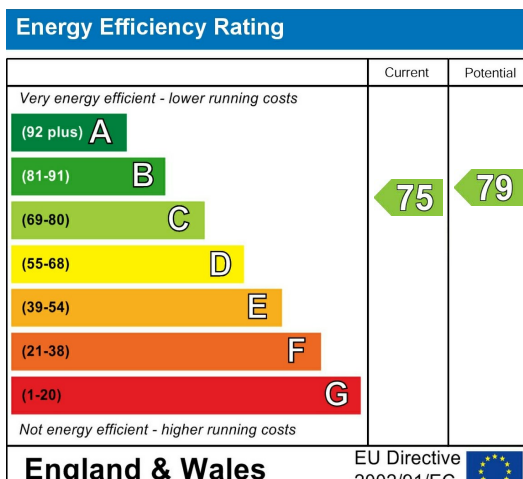


TOTAL: 116.1 m² (1,250 sq.ft.)

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

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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.



Call us on
01745 888900

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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.

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