



## Braemor Gamfa Wen Road, Talacre, Flintshire, CH8 9RT

**£260,000**

 3  1  2  D

**EPC - D59**

**Council Tax Band - D**

**Tenure - Freehold**



# Gamfa Wen Road, Talacre

## 3 Bedrooms - Bungalow - Detached

Being beautifully presented throughout and offering an abundance of space! Comprising of three bedrooms, lounge, dining room, kitchen, sun lounge and bathroom. Situated on a larger than average sized plot, with the rear garden being enclosed and of ease of low maintenance. Internal viewing is highly recommended!



### Accommodation

via a uPVC double glazed obscure door, leading into the;

### Entrance Hallway

Being of a grand size, having lighting, radiator, loft access hatch and doors off.

### Bedroom One

11'6" x 10'9"

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

### Bedroom Two

10'9" x 8'3"

Having lighting, power points, radiator and a uPVC double glazed window onto the side elevation.

### Bedroom Three

8'11" x 8'4"

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

### Bathroom

6'9" x 5'7"

Comprising of a low flush W.C., vanity hand-wash basin with a mixer tap over, lighting, radiator, bath with mixer tap over and telephonic shower head, uPVC double glazed obscure window onto the rear elevation and a velux window.

### Dining Room

10'10" x 8'2"

Having lighting, power points, radiator, uPVC double glazed window onto the side elevation and doors off.

### Lounge

13'10" x 13'3"

Having lighting, power points, radiator, telephone point, feature inglenook fireplace with burner and tiled hearth and a uPVC double glazed bay window onto the front elevation.



## Kitchen

16'2" x 10'4"

Comprising wall, drawer and base units with a worktop over, integrated electric oven with four ring induction hob and extractor fan above, integrated washing machine, integrated dishwasher, cupboard housing the boiler, integrated fridge, integrated freezer stainless steel sink and drainer with a stainless steel mixer tap over, lighting, power points, partially tiled walls, uPVC double glazed window onto the side elevation and a timber framed single glazed door giving access to the;



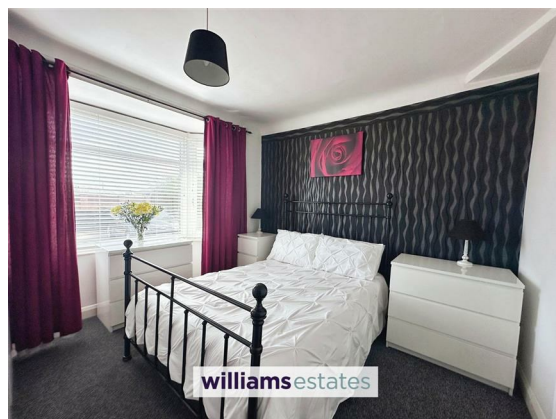
## Sun Lounge/Porch

9'4" x 5'9"

Having lighting, power points, uPVC double glazed units and a uPVC double glazed obscure door giving access to the rear garden.

## Outside

To the front, the driveway is accessed via two double timber gates providing excellent off road parking for several vehicles, being extensive and of tarmacadam. Timber gates to either side of the property lead to the enclosed large rear garden housing the oil tank, tarmacadam pathway with lawn adjoining, there is a covered seating area ideal for alfresco dining with a further gravel seating area and two timber Garden Stores.



## Directions

Proceed into Talacre, along Station Road and turn left onto Gamfa Wen and the property will be found on the left hand side.






**Floor Plan**

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive 2002/91/EC 

Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto: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.