



19 Hilton Park | Station Road | Talacre | CH8 9RD

£120,000

This well presented two double bedroom detached park home is situated on a gated development and benefits from off road parking, liquid propane gas fired heating, uPVC double glazing, a good size lounge, dining room, fitted kitchen with appliances, shower room and a small garden area. Situated in the popular resort of Talacre within walking distance on the beach. Only available to over age 55's with 12 months occupancy.

- WELL PRESENTED
- OVER 55'S ONLY
- 12 MONTH OCCUPANCY
- GAS FIRED HEATING
- SHOWER ROOM

uPVC Entrance Door into an **L-SHAPED ENTRANCE HALL**  
With power point, coved ceiling and loft access point.

### DINING ROOM

8' 7" x 7' 3" (2.64m x 2.22m) With a uPVC double glazed window to the front elevation, radiator and power points. Glazed double doors into:-

### SPACIOUS LOUNGE

17' 4" x 9' 4" (5.29m x 2.87m) With two bow windows, two radiators, power points and a log effect electric fire.

### KITCHEN

12' 4" x 8' 4" (3.78m x 2.56m) Having a range of cream fronted base cupboards and drawers with wood block effect worktop surface over, matching wall units, integrated fridge and freezer, washing machine and dishwasher with matching front décor panels, cupboard housing the gas fired boiler serving the domestic hot water and heating system, electric oven, four ring gas hob with extractor hood over, one and a quarter single drainer stainless steel sink, power points, part tiled walls, wood effect flooring, radiator, uPVC double glazed window and door giving access to the driveway.

### BEDROOM ONE

11' 1" x 8' 5" (3.38m x 2.57m) Having built-in wardrobes with matching dressing table and bedside cabinets, radiator, power points and a uPVC double glazed window.

### BEDROOM TWO

9' 3" x 8' 4" (2.82m x 2.56m) With a fitted wardrobe and matching bedside cabinets, uPVC double glazed window, radiator and power points.

### SHOWER ROOM

5' 6" x 5' 2" (1.69m x 1.59m) Having a walk-in shower cubicle, pedestal wash hand basin, low flush w.c. and a obscure glazed window.

### OUTSIDE

The property has steps leading to the front entrance with gravelled gardens to front and side for ease of maintenance with a variety of shrubs and plants. A driveway with CARPORT provides off road parking, a timber gate gives access to a small patio garden which has a decked seating area and pathway with gravel leads around the property with an outside STORE.

### SERVICES

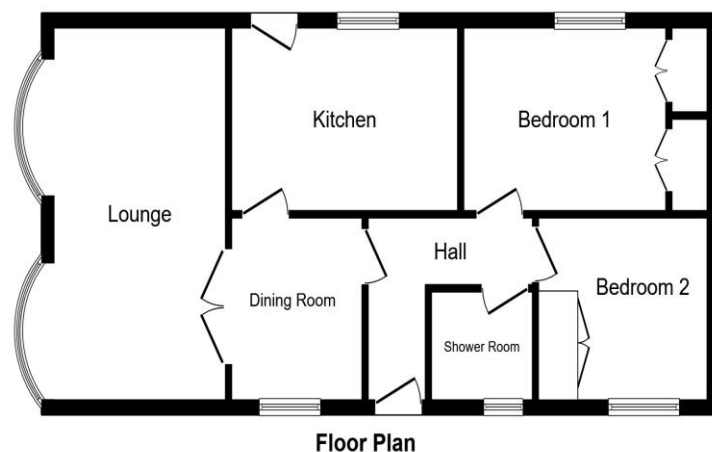
Mains electric and drainage with water by way of a meter and heating is liquid propane gas. All services and appliances are not tested by the Selling Agent.

### AGENTS NOTES

The site fees are £40 per week plus utility's

### DIRECTIONS

From the Prestatyn office turn right onto Meliden Road, over the top of the High Street onto Gronant Road and proceed to the junction with the main coastal highway. Turn right and continue through the village of Gronant, proceed to the roundabout and take the first exit to Talacre. Proceed along Station Road and at the far end of the road turn right into the gated entrance of Hilton Park and No. 19 is on the right hand side.



Floor Plan

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

**COUNCIL TAX BAND**  
Tax band:

**LOCAL AUTHORITY**  
Flintshire County Council

**TENURE**  
Leasehold

**DATE**  
24/06/2021  
Reviewed 28/7/2021

#### Contact Details

19 Meliden Road, Prestatyn, Denbighshire, LL19 9SD

[www.peterlarge.com](http://www.peterlarge.com)

01745 888100

prestatyn@peterlarge.com

#### CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.