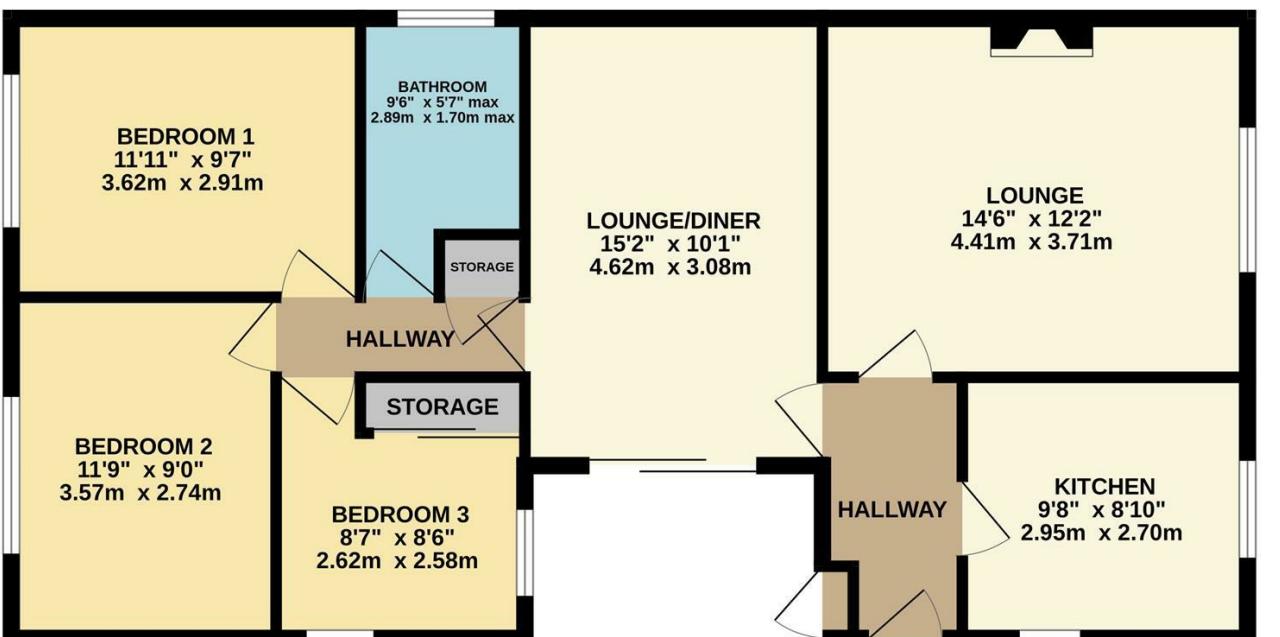


P J B
Prys Jones & Booth

GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	83	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	67	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

72 Ffordd Elan, Rhyl, LL18 4HQ

£175,000



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£175,000



Tenure
Freehold

Council Tax Band

D - Average £2086.25 - information provided by denbighshire.gov.uk

Property Description

Discover this three-bedroom detached bungalow, occupying a generous corner plot just moments from a local convenience store and within a short drive of the bustling seaside town of Rhyl. This property offers a wealth of potential for those seeking to create their dream home.

A PVC front door with a glazed side panel welcomes you into the entrance hallway, where there is access to the loft space, adding practical storage options.

The lounge, located directly ahead, is well-proportioned and features coved ceilings and a gas flame fireplace.

The kitchen is bright and functional, benefitting from dual aspect windows that flood the space with natural light. It is fitted with a range of wall and base-mounted units, an integrated electric oven and hob, and plumbing for a washing machine.

A spacious second reception room, accessible from the hallway, offers versatility as either a dining room or an additional living area. The vaulted ceiling enhances the sense of space, making this room a standout feature of the property.

An internal hallway leads to the bedrooms and bathroom. Here, you'll also find another loft access hatch, ensuring plenty of storage solutions throughout.

The primary bedroom is a good-sized double, with ample room for a bed, bedside cabinets, and freestanding furniture.

The second bedroom, slightly more compact but still a

comfortable double, enjoys a pleasant outlook onto the rear garden and offers space for additional bedroom furniture.

The third bedroom is a well-sized single, featuring a mirrored fitted wardrobe with sliding doors. Dual aspect windows ensure the room is light and airy, making it a versatile space that could easily function as a home office or study.

The bathroom, while in need of modernisation, is fitted with a bath, hand wash basin, and WC, all complemented by a partially tiled design.

The outdoor space is accessible via aluminium sliding doors from the second reception room, opening onto a paved patio area. A pathway leads to the rear garden, which is largely paved with a small stone-chipped section, ensuring low maintenance. There's also space for a timber shed, and with some light landscaping, the garden could be transformed into a tranquil retreat.

The property also benefits from off-road parking for a single vehicle and a single garage. However, access to the garage was not available at the time of viewing, so its condition and utilities are currently unknown.

Offering a blend of potential and practicality, this bungalow is perfect for those looking to add their own personal touch in a convenient and desirable location.

Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Notice to purchasers

We have received this instruction via a third party called Move With Us.

Any offers for the Property received by Potential Purchasers will be subject to the following conditions:

- 6.1.1 the Agent will provide MWU with the Potential Purchaser's name, address and contact details promptly at the time a Potential Purchaser has proposed an offer to purchase the Property to the Agent.
- 6.1.2 the Agent will notify the Potential Purchaser that MWU will be in touch directly to continue the offer negotiations.

Lounge

14'5" x 12'2" (4.41 x 3.71)

Lounge/diner

15'1" x 10'1" (4.62 x 3.08)

Kitchen

9'8" x 8'10" (2.95 x 2.70)

Bedroom 1

11'10" x 9'6" (3.62 x 2.91)

Bedroom 2

11'8" x 8'11" (3.57 x 2.74)

Bedroom 3

8'7" x 8'5" (2.62 x 2.58)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergelie offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergelie, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergelie high street ever since.

Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

