



**59 Ffordd Elan, Rhyl, Denbighshire, LL18
4HZ**

£89,950



EPC - null Council Tax Band - B Tenure - Leasehold

Ffordd Elan, Rhyl

2 Bedrooms - Flat

This first floor flat is situated in a well sought after area in the seaside town of Rhyl. Briefly affording an entrance vestibule leading to a main hallway with two bedrooms, sizeable living room, kitchen bathroom. Benefitting from double glazing, gas central heating and rear garden. EPC C 70. Extended Leasehold. Council tax band B.



Accommodation

UPVC double glazed door opening into

Entrance Vestibule

with radiator, UPVC double glazed window to the side of the property and stairs leading to

Hallway

with a radiator and an airing cupboard.

Living Room

12'5" x 14'9" (3.78 x 4.50)

with a double radiator and a double glazed window to the front of the property.

Kitchen

10'1" x 8'0" (3.07 x 2.44)

Fitted with wall, drawer and base units with complimentary worktops, integrated oven with four ring gas hob, one and a half bowl single drainer sink, concealed boiler, and a double glazed window to the front of the property.



Bedroom One

11'6" x 9'8" (3.51 x 2.95)

with a radiator and a double glazed window to the rear of the property.

Bedroom Two

10'10" x 6'4" (3.30 x 1.93 (3.29 x 1.92))

with a radiator and a double glazed window to the rear of the property.



Bathroom

having a panelled bath with an electric shower over, pedestal wash basin, low flush WC and a double glazed window to the side of the property.

Outside

on road parking to the front of the property, a pathway leading to the front door and a small garden area to the rear.

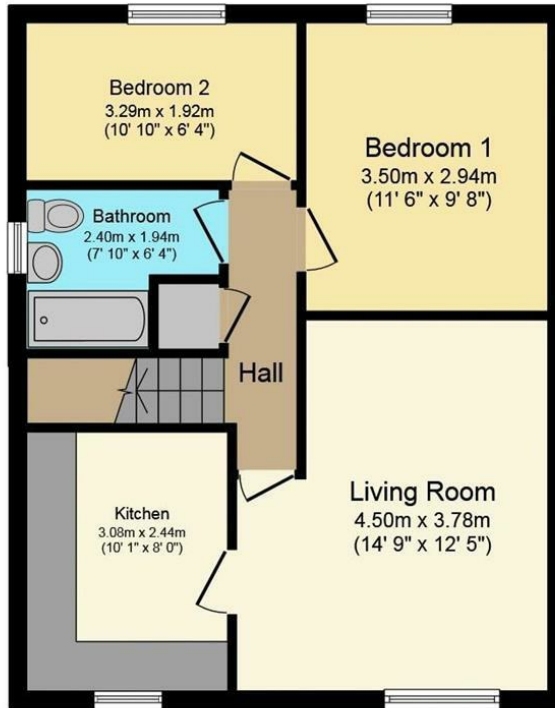
Notes

The ground rent is only £20.00 for the year.

No service charges.

Lease has been extended and offers 170 year leasehold.






Floor Plan

Floor area 51.2 sq.m. (551 sq.ft.) approx

Total floor area 51.2 sq.m. (551 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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