



**3 Ffordd Elan, Rhyl, Denbighshire, LL18
4HQ**

£178,000

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EPC - D58 Council Tax Band - C Tenure - Freehold

Ffordd Elan, Rhyl

2 Bedrooms - Bungalow - Detached

This well presented detached bungalow has accommodation which briefly affords the entrance hallway, spacious rear lounge, modern kitchen with space to dine, bathroom plus two double bedrooms. Having new gas central heating this property also benefits from having double glazing, built in wardrobes, open plan lawned garden to the front and the rear is fully enclosed with access to the rear garage & driveway. The EPC rating is D 58.



Accommodation

Via a double glazed door into the hallway.

Hallway

With laminate flooring, radiator and a deep built in storage cupboard.

Kitchen

9'9" x 11'6" (2.97 x 3.51)

Fitted with a range of wall, drawer and base units and worktop surfaces, built in oven and gas hob with extractor fan over, single drainer sink with mixer tap, wall mounted central heating boiler, space for fridge freezer, plumbing for washing machine, radiator, space for a small table, double glazed window and door to the rear.

Bathroom

5'5" x 6'3" (1.65 x 1.91)

Comprising of a vanity wash hand basin, bath with shower over, toilet, wall panelling and double glazed window to the side.

Living Room

11'7" x 16'4" (3.53 x 4.98)

Having laminate flooring, electric fire, radiator TV point and double glazed window to the rear.

Bedroom 1

11'5" x 9'8" (3.48 x 2.95)

With built in wardrobes, radiator and two double glazed windows to the front.

Bedroom 2

9'9" x 12'9" (2.97 x 3.89 (2.96 x 3.88))

With built in wardrobes, radiator and double glazed window to the front.

Outside

The front garden is open plan and laid to lawn with pathway leading to the front door.

The rear garden is laid to lawn, with decked and paved patio areas. Side access to the garage and driveway.

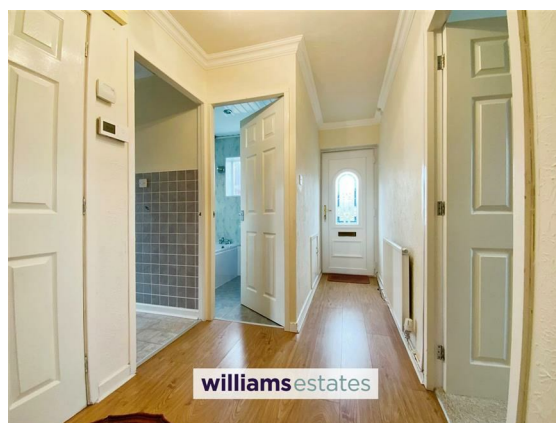
Garage

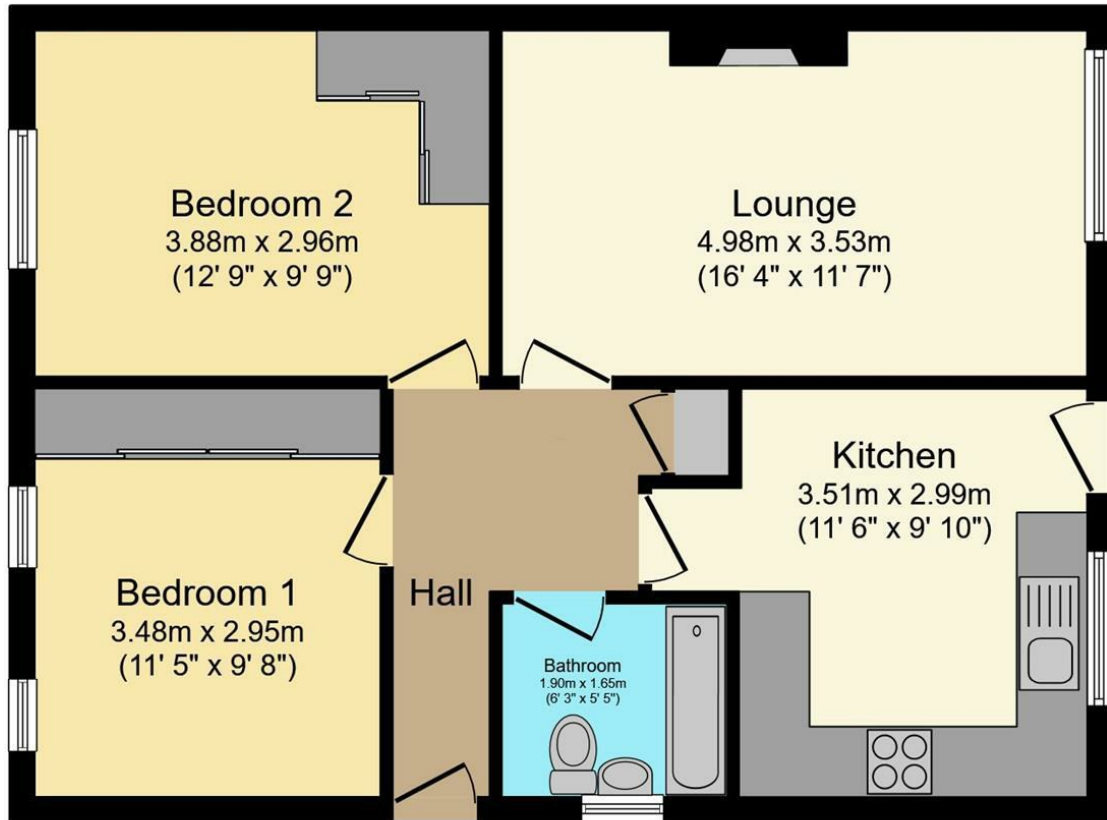
With power & light

Directions



Proceed onto Wellington Road in the direction of Prestayn. Turn right after the Church onto Bath Street, then left onto Brighton Road and go over the bridge onto Grange Road which in turn leads onto Dyserth Road. Turn left into Ffordd Elan and the property can be found on the left hand side.





Floor Plan

Total floor area 58.6 m² (630 sq.ft.) approx

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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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