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Prys Jones & Booth



14 Butterton Road, Rhyl, LL18 1RF
Offers in excess of £180,000



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	76	A	A
54	76	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Tenure

Freehold

Council Tax Band

C - 2023/2024 Proportion of council tax Average £1,364.76

Property Description

The property comprises a timber frame door opening into an entrance porch with tiled flooring, a second door leading into the main hallway with laminate flooring, an under-stair storage cupboard leading the basement, and the original decorative coving (featuring Queen Victoria).

A spacious lounge is fitted with decorative coving, a ceiling rose, a feature electric fireplace and a large bay window.

A second reception room looks onto the rear aspect of the property.

There is a useful, partially tiled ground floor bathroom with an electric above bath shower, hand wash basin & WC.

The kitchen/breakfast room is located towards the rear of the property, is fitted with ample wall and base units and has an integrated electric oven, a four-burner gas hob and has ample room for a freestanding fridge freezer. Accessible off the kitchen is a large utility room with plumbing for a washing appliance.

The first floor comprises four double bedrooms, a single bedroom, a shower room, and a fitted bath to one of the bedrooms with a Jack and Jill door.

The second floor comprises another two double bedrooms, a shower room and another single bedroom currently fitted with storage units and a sink.

The property also benefits from gas central heating via a combi boiler, double glazing throughout, low maintenance gardens to the front and rear and a large garage/workshop accessible via timber gates from an alleyway behind the

property.

The property is located within a short walk of Rhyl town centre with a host of amenities available, excellent transport links on offer and the sea front is just moments away.

Lounge

Reception Room

Kitchen

Utility

Lounge

15'8" x 13'5" (4.8 x 4.1)

Reception/GF Bedroom

13'5" x 12'1" (4.1 x 3.7)

GF Bathroom

8'10" x 4'11" (2.7 x 1.5)

Kitchen

13'9" x 12'1" (4.2 x 3.7)

Utility Room

12'1" x 8'10" (3.7 x 2.7)

Bedroom 1

15'8" x 11'5" (4.8 x 3.5)

Bedroom 2

9'10" x 6'10" (3 x 2.1)

Bedroom 3

13'5" x 12'1" (4.1 x 3.7)

Bedroom 4

13'9" x 8'10" (4.2 x 2.7)

Bedroom 5

12'1" x 8'10" (3.7 x 2.7)

FF Bathroom

8'10" x 4'11" (2.7 x 1.5)

Bedroom 6

12'9" x 11'5" (3.9 x 3.5)

Bedroom 7

13'5" x 12'1" (4.1 x 3.7)

Bedroom 8 / Kitchen

9'6" x 6'10" (2.9 x 2.1)

2nd Floor Bathroom

17'8" x 6'2" (5.4 x 1.9)

Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, 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 Abergele 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.

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.

Room dimensions - Whilst every attempt has been made to ensure accuracy of the room measurements, the measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

