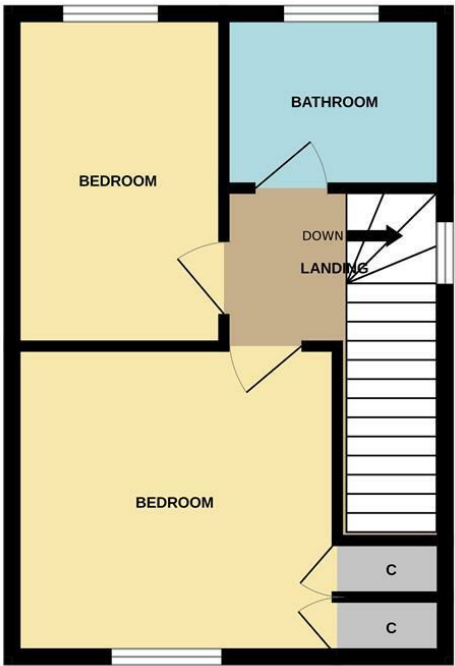
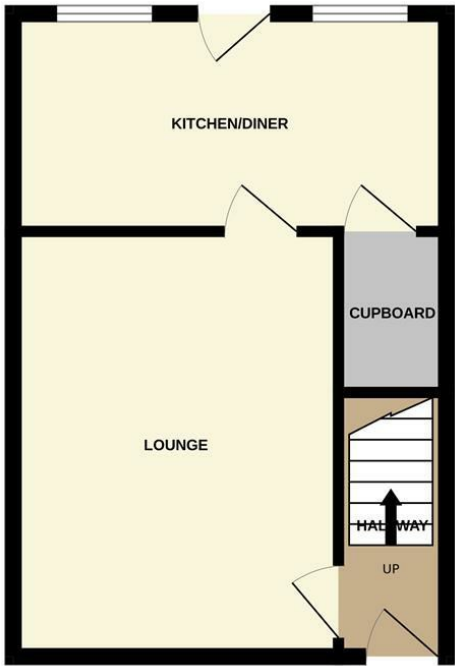




GROUND FLOOR

1ST FLOOR

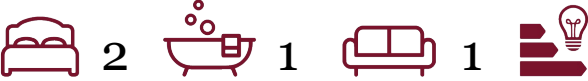


18 Rhodfa Wen, Colwyn Bay, LL29 8LE  
£175,000

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 appliances shown 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(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		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.





# 18 Rhodfa Wen, Colwyn Bay, LL29 8LE

## £175,000



### Tenure

Freehold.

### Council Tax

Band C. Average from 01.04.2025 £2,062.96

### Property Description

Offered for sale with no onward chain. A semi-detached, spacious two double bedroomed house situated on a popular estate and within easy access to the A55. The property benefits solar source heat pump, ample off road parking, double glazing and a good sized enclosed rear garden.

On entering the property there is a small entrance hall with the stairs leading to the first floor. A good size living room with a large front window overlooking the front and allowing in maximum natural light. Just off the living room you will find a generously sized breakfast kitchen with fitted wall and base units, built in oven and hob, space for a washing machine and understairs storage cupboard. A uPVC glazed door takes you out to the rear patio seating area.

To the first floor there is are two double bedrooms and a three piece bathroom comprising panelled bath with overhead shower, low level WC and wash hand basin.

This is a great first time buy or invest opportunity.

### 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. Ground source heat pump.

### Entrance Hall

### Living Room

14'4" x 10'7" (4.37m x 3.25m)

### Breakfast Kitchen

14'0" x 6'10" (4.27m x 2.10m)

### First Floor

#### Bedroom No: One

11'3" x 10'10" (3.44m x 3.31m)

#### Bedroom No: Two

10'2" x 7'8" (3.10m x 2.34m)

### Bathroom

6'10" x 6'0" (2.10m x 1.83m)

### Agents Notes

The vendor of this property is a relative of an employee at prys Jones & Booth Estate Agents.

### 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, Kinnel 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

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

