

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
Gwerthwyr Tai ac Arwerthwyr

3/5 Russell Road, Rhyl, LL18 3BS
Telephone: 01745 351111 & 334467

Email: info@jonesandredfearn.com Website: www.jonesandredfearn.com
The Property Ombudsman Registration Number - N00766-0

NEW



12 Lon Elan, Prestatyn, Denbighshire LL19 8LP
£265,000

NO FORWARD CHAIN.

An opportunity to acquire a spacious Detached Bungalow situated in a quiet residential area in a village location. The Bungalow has been well maintained throughout and briefly affords the following accommodation: Entrance Hall, Lounge, Kitchen/Diner, Rear Conservatory, Two Bedrooms, with Bedroom 1 benefitting from an En Suite Shower Room and Contemporary Bathroom. Gas Central Heating and uPVC Double Glazing. There are gardens to the front and rear with countryside and hill views from the rear. Off road parking for 3/4 cars and Attached Garage.



Composite double glazed front door giving access to

Entrance Hall

Carpet, power point and loft access.

Lounge 19'5 x 10'11 (5.92m x 3.33m)

White uPVC double glazed window giving access over the front garden and distant hills. Feature ornamental fire surround having cast iron log burner and marble style hearth. Carpet, power points and radiator.

Kitchen/Diner 14'3 x 10'2 (4.34m x 3.10m)

Fitted out with a contemporary range of base units with matching wall cupboards complimented by straight edge work surfaces and tiled splash backs. Carbonate sink unit with rinsing sink and tower mixer tap. Zanussi gas hob with extractor chimney over and eye level Beko double oven. Integral dishwashing machine and washing machine, space for fridge freezer. Vertical radiator, oak strip flooring, inset spotlights and power points. White uPVC double glazed doors giving access to

Conservatory 10'1 x 9'11 (3.07m x 3.02m)

With white uPVC double glazed windows and doors. Matching oak strip flooring, power points and benefitting from countryside and hill views.

Bedroom 1 8'6 x 9'9 (2.59m x 2.97m)

Radiator, power points, carpet and white uPVC double glazed window giving countryside and hill views.

En Suite Shower Room

Comprising of a three piece contemporary suite of wash hand basin in vanity unit, push button WC and shower enclosure with shower unit with rainforest shower and hand held shower attachment. Tiled walls, ceramic tiling to floor and built in airing cupboard housing the Logic gas fired combination central heating boiler.

Bedroom 2 14'1 x 10'5 (4.29m x 3.18m)

White uPVC double glazed window, two radiators, power points and carpet.

Bathroom

Comprising of a three piece contemporary suite including panelled bath, wash hand basin and push button WC in vanity unit. Fully tiled walls, ceramic tiling to floor and ladder style radiator. Inset spotlights and white uPVC double glazed window with obscure glass.

Exterior

Front garden being mainly lawned and having stocked borders, driveway providing off road parking for 3-4 cars and leading to the Garage.

Ornamentally laid out rear garden with Yorkshire stone style flagged areas and patio area bordered with slate chips. The Bungalow backs onto open countryside with views to the distant hills.

The property also benefits from white uPVC soffits and barge boards.

Garage 18'2 x 8'2 (5.54m x 2.49m)

Metal up and over door, power laid on and housing the gas and electric meters. Personnel door giving access to the rear garden.

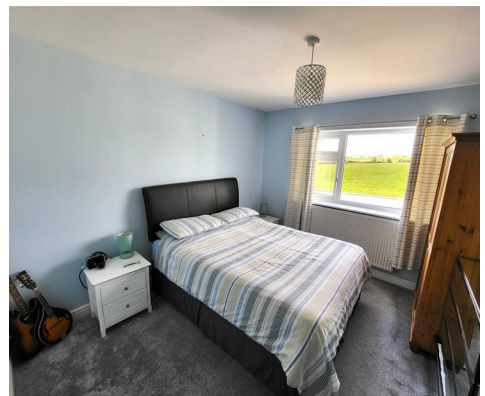
Directions

From the Agents Office proceed along the Coast Road and onto Prestatyn. At the Ffrith Beach, turn right at the traffic lights onto Ceg y Ffordd and continue to the crossroads at the top, continue straight across onto Ffordd Penrhwylyfa and take the first right into Roundwood Avenue, continue down and take the second left onto Lon Elan and Number 12 will be found on the right hand side

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 24th April 2024
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
10. COUNCIL TAX BAND D - FREEHOLD



GROUND FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E	84	Very environmentally friendly - lower CO ₂ emissions (81 plus) A (61-80) B (45-60) C (31-44) D (13-30) E	
69			



Nicholas Redfearn
Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer
Practice Manager- Louise Bullock

