

GROUND FLOOR



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. The plan is illustrative purposes only and should be used as such by any prospective purchasers. 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	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	75
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	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.



## 2 Rhos Fawr, Abergele, LL22 9YH

**£175,000**



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## Tenure

Freehold.

## Council Tax

Band D. Average from 01.04.2025 £2,320.83

## Property Description

Situated on a good size corner plot and offered for sale with no onward chain is this deceptively spacious two bedroom bungalow with enclosed rear garden, off road parking and garage in a convenient location close to the beach, bus stop and train station.

On entering the property there is a convenient entrance vestibule for cloaks etc with a door leading to an entrance hall with storage cupboards and access to the accommodation.

The kitchen has fitted white gloss fronted wall and base units with complementary work surfaces and tiled splash backs. A built in four ring gas hob with over head stainless steel extractor canopy. Space for a fridge freezer and plumbing for an automatic washing machine.

The generously sized living room overlooks the rear garden with double French style doors to outside and has access to the conservatory which leads out to the garden.

Both bedrooms are double, the master bedroom having fitted wardrobes and drawers.

The shower room has tiled walls and comprises; shower cubicle with mains feed shower, low level WC and wash hand basin.

To the outside the property has a large frontage with golden gravel and large timber planters. There is access to the enclosed rear garden from both sides of the bungalow. Parking to the rear with a garage and access to the back of the property.

## Services

It is believed the property is connected to mains electric, gas, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

## Entrance Vestibule

6'2" x 6'0" (1.89m x 1.84m)

## Hallway

## Kitchen

7'2" x 8'10" (2.20m x 2.71m)

## Living Room

18'2" x 12'4" (5.56m x 3.78m)

## Conservatory

13'3" x 7'8" (4.05m x 2.34m)

## Shower Room

6'3" x 6'0" (1.93m x 1.85m)

## Bedroom No: One

12'7" x 10'1" (3.84m x 3.09m)

## Bedroom No: Two

9'2" x 6'8" (2.80m x 2.05m)

## Garage

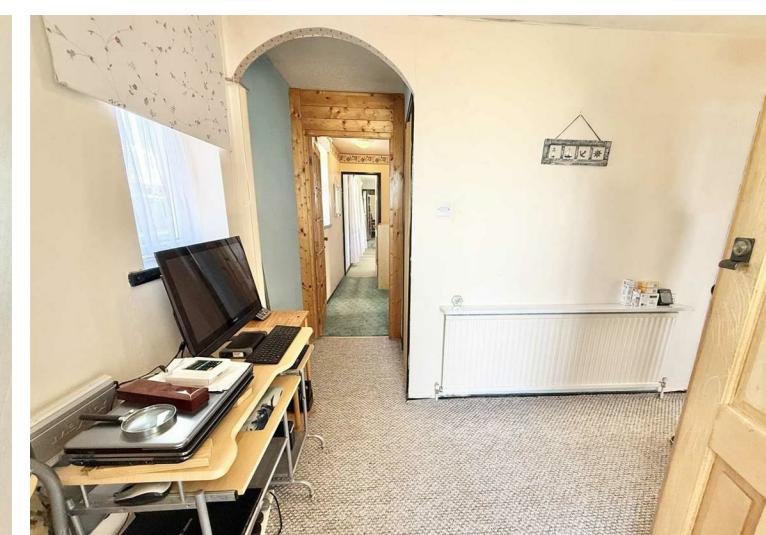
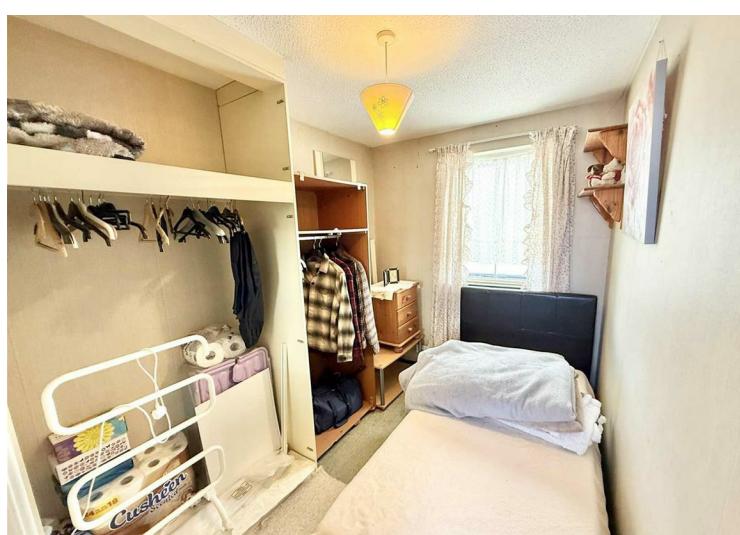
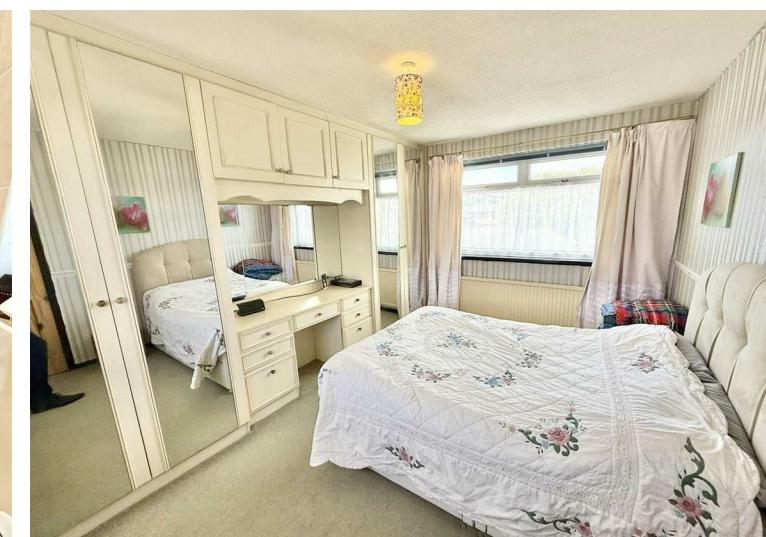
19'2" x 9'0" (5.85m x 2.76m)

## Prys Jones & Booth

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