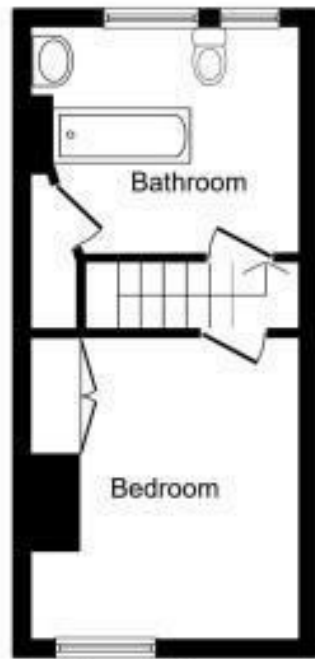


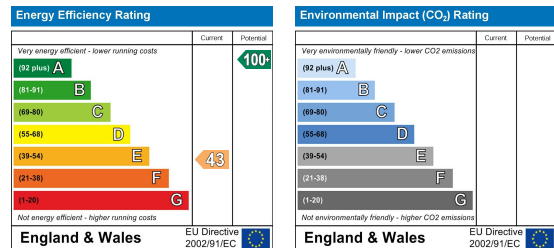
Ground Floor



First Floor

Total floor area 53.0 sq. m. (570 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.



Seanvill 3 Bonc Terrace, Rhyl, LL18 6DR

£129,000



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£129,000



Tenure

Freehold.

Council Tax

Band B. Average for 2025/2026 £1752.02. Flintshire County Council.

Property Description

Nestled in the tranquil village of Trelawnyd, this charming mid-terrace stone-built cottage blends rustic charm with cosy comfort.

Tucked away in a peaceful setting, the property offers a serene retreat while remaining conveniently close to local amenities. Just yards from the rear entrance lies a handy allotment, perfect for those with green fingers, while on-street parking can be found nearby.

Stepping in through the rear, you're welcomed by a delightful sunroom—ideal as a relaxing reading nook, a potting space, or additional storage. The kitchen boasts a warm and characterful atmosphere with wooden work surfaces, a beamed ceiling, and stairs rising to the first floor.

The heart of the home is the inviting lounge, featuring a striking slate fireplace with a log-burning stove, perfect for cosy evenings. A uPVC door opens to the front garden, allowing natural light to fill the space.

Upstairs, you'll find a generously sized bedroom alongside a charming bathroom, complete with a claw-foot bath, wash basin, WC, and built-in storage. Outside, the front garden is a private haven, adorned with mature shrubs and a quaint pathway leading to the front door.

This idyllic cottage is full of character and must be viewed to be fully appreciated.

Services

It is believed the property is connected to mains 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.

Living Room

10'11" x 11'9" (3.33m x 3.6m)

Kitchen

10'11" x 12'0" (3.33m x 3.66m)

Conservatory

10'11" x 5'6" (3.33m x 1.68m)

First Floor

Bedroom

9'8" x 11'9" (2.95m x 3.6m)

Bathroom

9'3" x 8'11" (2.82m x 2.74m)

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

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.

