



Rhodfa Elgwern, Denbigh LL16 3JQ

£265,000

Monopoly Buy Sell Rent is pleased to offer for sale this deceptively spacious four-bedroom semi-detached home, set in a sought-after and quiet cul-de-sac that offers versatile living accommodation ideal for families. The property features a large lounge, modern kitchen, separate dining room, and a generous conservatory overlooking the private rear garden with lawn, patio, and natural pond. Upstairs includes four double bedrooms, a master en suite, and a newly fitted wet room. With off-road parking, a garage with utility space, and beautiful views across the Vale, this well-maintained home provides a peaceful setting with practical, family-friendly living.

- Deceptively Spacious Semi Detached Property
- Sought-After and Quiet Cul-De-Sac Location
- Private & Enclosed Rear Garden with Pond
- Freehold Property, Council Tax Band D
- Four Double Bedrooms and Modern Bathroom
- Large Lounge, Dining Rm and Conservatory
- No Onward Chain



Entrance Hall

A glazed brown uPVC front door with side panel opens into this welcoming hallway with carpeted flooring, radiator, stairs lead up to the first floor and doors lead to the downstairs WC and lounge.

Downstairs WC

Useful WC, fitted with a wall-mounted sink and tiled splashback, tiled effect flooring, radiator, extractor fan, lighting, and shelving.

Lounge

Spacious and carpeted lounge with a square bay window overlooking the front enjoying lovely views of the Vale over the neighbouring houses. Features coved ceiling, radiator, and door leading into the kitchen.

Kitchen

A good-sized kitchen fitted with a range of light grey painted units with marble effect worktops and tiled splashbacks. Includes a new electric oven with induction hob and extractor above, stainless steel sink, space for a dishwasher and tall fridge freezer, tiled effect flooring and doors giving access to both the dining room and conservatory.

Dining Room

Carpeted with a coved ceiling, radiator, and ample space for a dining table. Sliding patio doors lead to the conservatory.

Conservatory

Spacious and light-filled conservatory with laminate wood flooring, dwarf brick walls, double glazed brown windows, polycarbonate roof, radiator, and French doors opening to the rear garden.

Landing

Carpeted with two loft hatches leading to a partly boarded and fully insulated loft. Airing cupboard and doors to all bedrooms and bathroom.

Master Bedroom

A spacious double bedroom with a radiator, plenty of space for fitted storage and a double-glazed window overlooking the front offering lovely views of the Vale. A door leads you to the master en-suite.

Master En Suite

Fitted with a shower enclosure with tiled walls and electric shower, wall-mounted sink, low flush WC, vinyl flooring, radiator, privacy glazed window, and wall light.

Bedroom 2

A double bedroom with uPVC double glazed window overlooking the rear, carpeted flooring, radiator, and space for storage cupboards.



Bedroom 3

Another double bedroom with a double glazed window overlooking the rear having a radiator, carpeted flooring, and space for storage cupboards.

Bedroom 4

Another double bedroom with a rear aspect double-glazed window, carpeted flooring, a radiator, and space for a wardrobe.

Bathroom

Recently fitted wet room with fully tiled walls having a mosaic border. Includes a walk-in electric shower with seat, adjustable sink, high-level WC, chrome heated towel rail, extractor fan, and privacy glazed window.

Garage

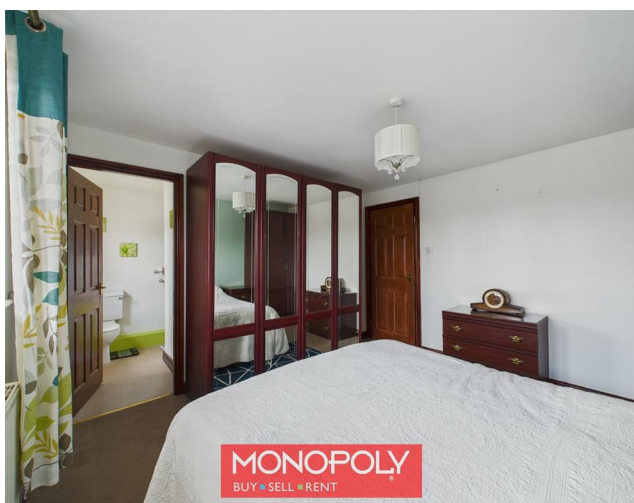
Benefitting from new wooden double front doors to the front with concrete flooring, workbench, shelving, housing the consumer unit and a gas combi boiler. Space and plumbing for a washing machine with a rear window, and pedestrian door to the rear garden.

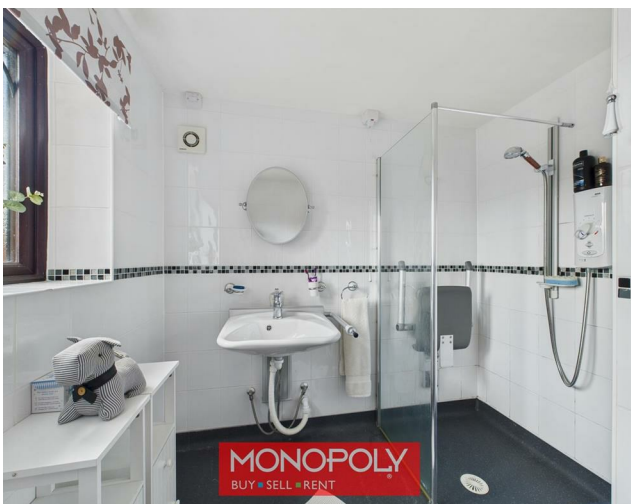
External

To the front there is a tarmac driveway that leads to the garage and a lawn area with Vale views. The rear garden is private and enclosed, enjoying a corner plot with a natural deep pond, lawn area, raised decked patio and a vegetable patch. Gated side access and pedestrian door into the garage.

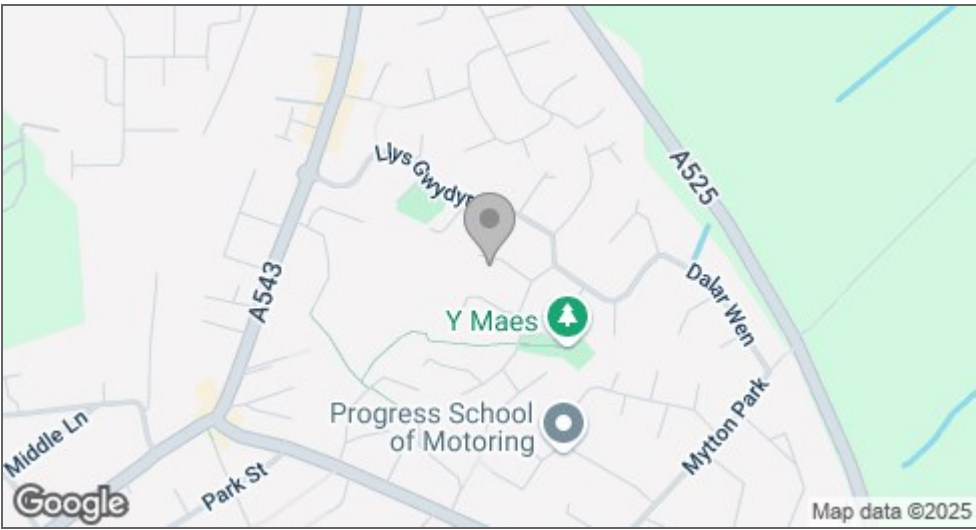












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

