



## Rhyl Road, Denbigh LL16 3DY

### £260,000

Monopoly Buy Sell Rent is delighted to bring to market this well-maintained, traditional three-bedroom semi-detached property located on Rhyl Road in lower Denbigh. Ideally positioned close to local schools, shops, and the leisure centre, the property offers practical family accommodation with the benefit of double glazing and a brand new gas central heating system throughout. The layout briefly comprises a vestibule, lounge with multi-fuel burner, open-plan kitchen diner, two double bedrooms, a single bedroom, and a modern fitted family bathroom. Externally, the property boasts a generous and enclosed rear garden with a raised decked patio, lawn, established borders, and a garage with a driveway providing off-road parking for two vehicles to the front. The home is presented in excellent condition and is ready for immediate occupation.

- Characterful Semi-Detached House
- Two Double Bedrooms & a Single Bedroom
- Lounge with Multi-Fuel Burner
- Close To Local Schools and All Amenities
- Well Appointed & Presented Throughout
- Modern Open Plan Kitchen Diner
- Driveway Parking, Garage and Garden
- Freehold Property; Council Tax Band C



## Vestibule

Arched double-glazed French door opens into a tiled floor vestibule area with space to hang your coats, featuring an original 1930s-style timber front door with leaded glass panels on either side, which leads through to the main hallway.

## Hallway

Welcoming hallway with wood-effect laminate flooring, large radiator, picture rail, and 1930s-style timber doors providing access to all rooms. Carpeted stairs lead to the first floor with a useful under-stairs' storage cupboard underneath.

## Lounge

4.19 x 3.66 ( into bay) ( 13'8" x 12'0" ( into bay))

Beautiful lounge featuring a central fireplace housing a multi-fuel burner with tiled surround, slate hearth, and timber mantle. A large uPVC double-glazed bow bay window faces the front of the property. Additional features include a picture rail, wall panelling, a coved ceiling with a rose, and carpeted flooring.

## Open Plan Kitchen Diner

5.70 x 3.69 (18'8" x 12'1")

A fabulous open plan kitchen diner with wood effect tiled flooring and a fully glazed uPVC external door leads out to the rear garden. Well-appointed shaker style fitted kitchen with a range of units having a stainless-steel sink with a pull-out mixer tap, integrated fridge freezer, washing machine, dishwasher, single oven and gas hob. A uPVC window overlooks the side of the property and larger window overlooks the rear, with plenty of room for a dining table.

## Landing

Bright and spacious landing with carpeted flooring and natural light provided by an arched leaded side window. White-painted 1930s-style timber doors give access to all bedrooms and bathroom.

## Master Bedroom

4.30 x 3.37 (into bay) (14'1" x 11'0" (into bay))

Spacious double bedroom featuring a large uPVC double-glazed bow bay window overlooking the front of the property, enjoying views of Moel Famau. Includes carpeted flooring, picture rail, and a blocked 1930s Art Deco-style fireplace.

## Bedroom 2

3.67 x 3.31 (12'0" x 10'10")

Well-proportioned double bedroom with a double-glazed window overlooking the rear garden. Features carpeted flooring, radiator, picture rail, and an unused 1930s Art Deco-style fireplace.

## Bedroom 3

2.28 x 2.25 (7'5" x 7'4")

Single bedroom with a double-glazed window facing the front of the property. Includes a picture rail, radiator, and carpeted flooring. Currently used as a dressing room.





## Family Bathroom

2.50 x 2.26 (8'2" x 7'4")

Modern white three-piece bathroom suite comprising a full-size bath with overhead shower, pedestal sink with storage unit beneath, and a low-flush close-coupled WC. Large chrome heated towel rail, part-tiled walls, tiled flooring, airing cupboard, and privacy windows to the side and rear of the property. Loft access is available via a ceiling hatch.

## Garage

A large single garage is used as storage but could be utilised in several ways.

## Front Garden

A gravelled driveway provides off-road parking for two vehicles with colourful mature borders bounded by a brick walls. Down the side of the property is a timber shed with a tall timber locked gate giving access to the enclosed rear garden.

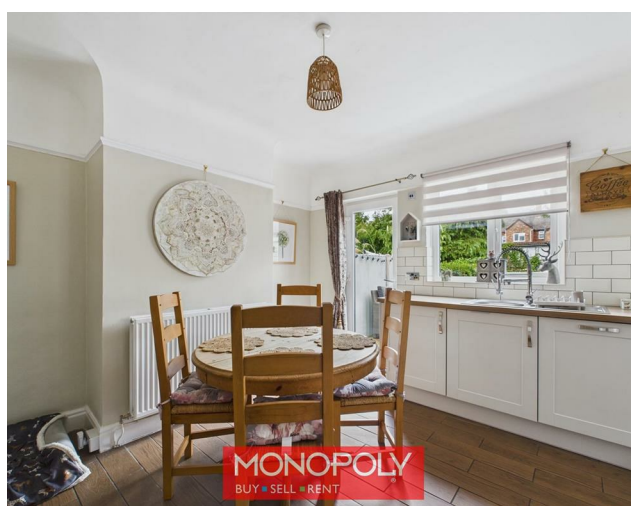
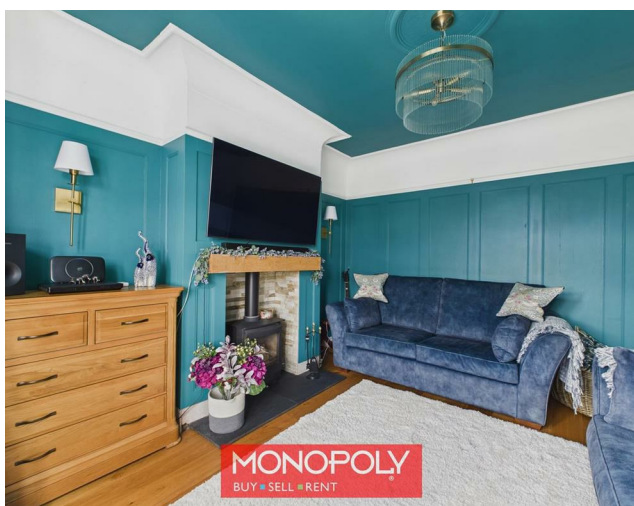
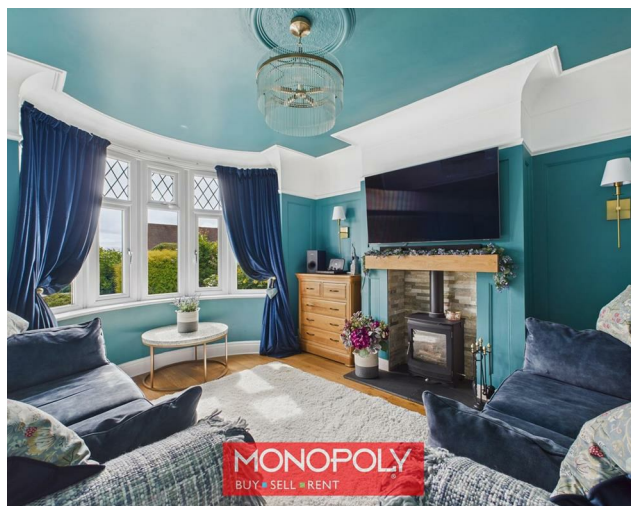
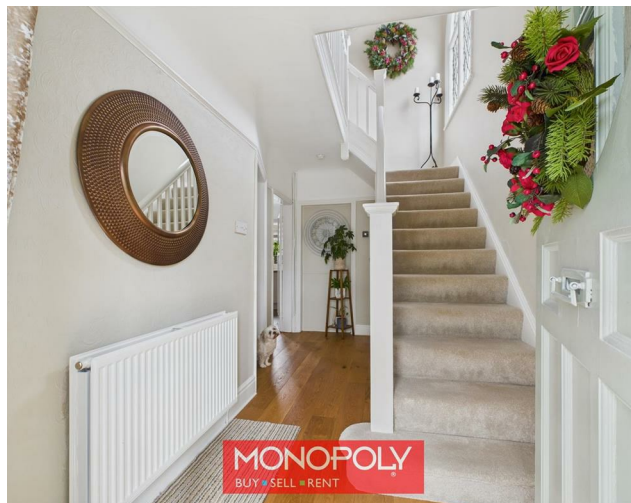
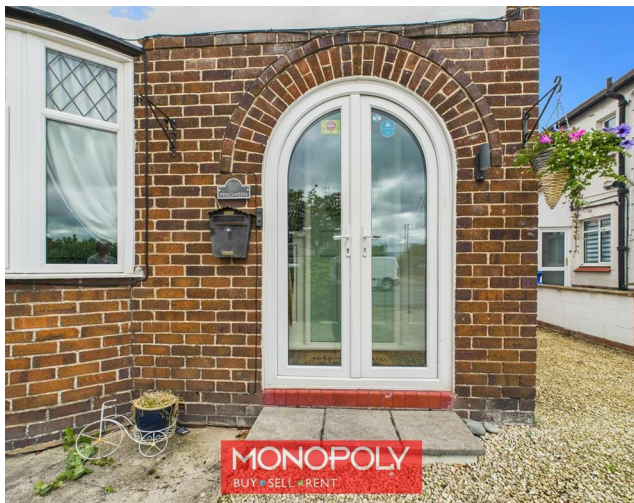
## Rear Garden

Well-maintained rear garden featuring a raised decked patio area, golden gravel pathway, lawn area, and raised beds planted with a variety of shrubs and perennials. Includes space for a log store and shed, along with an outhouse housing the boiler. The garage, currently used for storage, offers potential for various uses. The garden is enclosed by a combination of walls, hedging, and panel fencing.

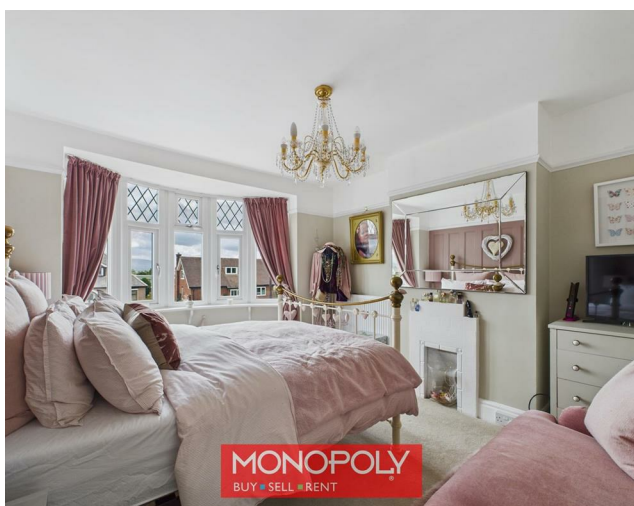
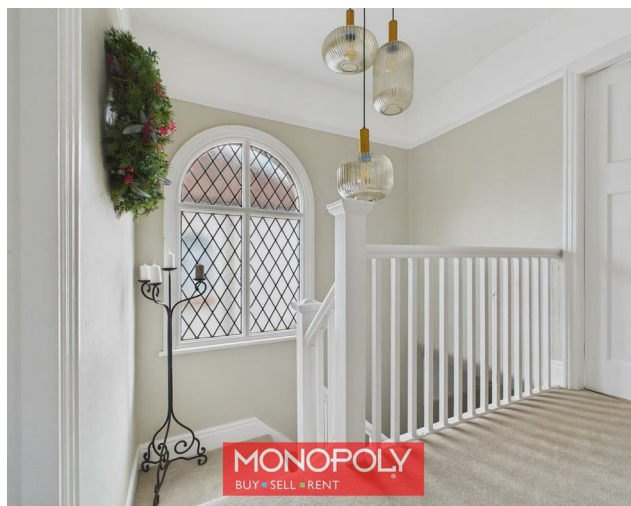
## Additional Information

The property benefits from gas central heating and is double glazed throughout. The premises also has fibre, providing high-speed internet access.

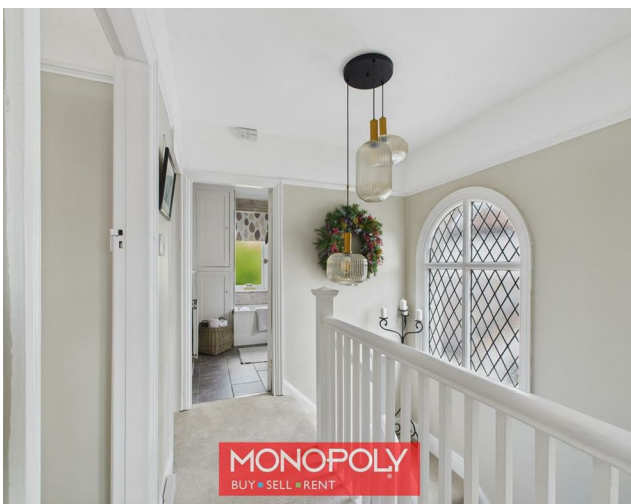
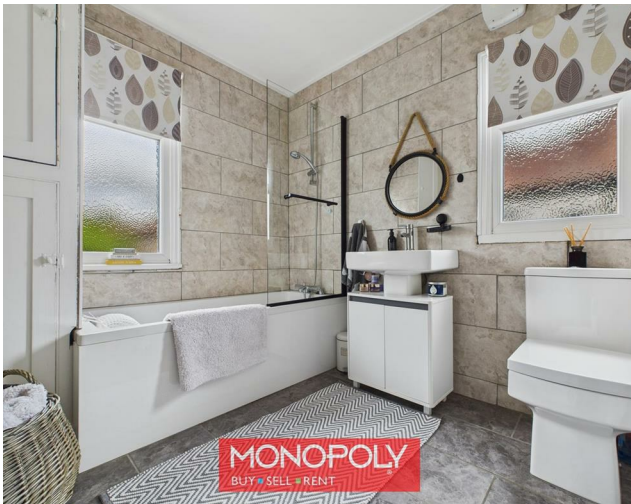








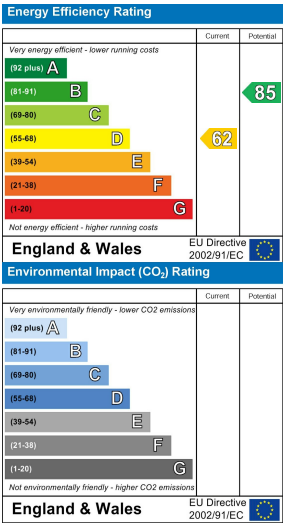
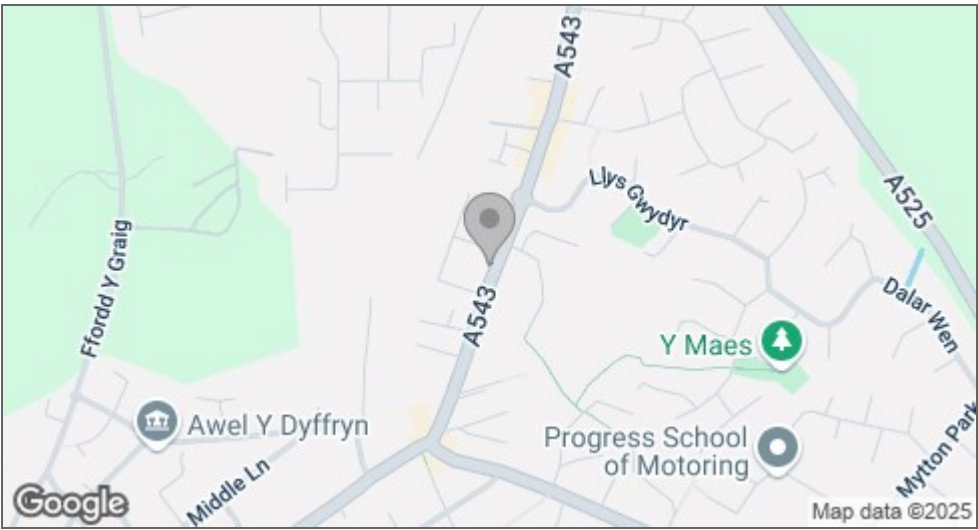












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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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.

