



## Handsworth Crescent, Rhyl LL18 4HW

**£235,000**

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented three-bedroom home, located in Rhyl within walking distance of local amenities and excellent schools. The property benefits from off-road parking for 2–3 vehicles, a spacious lounge/diner with patio doors opening to the rear garden, a well-appointed kitchen with breakfast bar and utility area, plus a WC, games room and useful storage/partial garage space. Upstairs offers three bedrooms and a modern bathroom, while outside there is an enclosed garden with patio seating, lawn, and established planting providing good privacy.

- Freehold
- Spacious Lounge Layout
- Off Road Parking
- EPC: TBD
- Patio Doors to Garden
- Local Amenities Nearby
- Council Tax Band: C
- Versatile Receptions Rooms
- Excellent School Catchment Area



## Driveway

A tarmac driveway provides off-road parking for 2–3 vehicles, bordered by a brick wall to the front with a wide vehicular access opening. Gravelled edge details and a low timber-panel fence define the boundary with the neighbouring property.

## Vestibule

A practical entrance vestibule with tiled flooring, uPVC front door, partial walls and double-glazed windows. A circular feature window looks into the hallway, with a timber internal door incorporating two glazed panels.

## Hallway

Welcoming hallway finished with solid oak flooring and carpeted stairs rising to the first-floor landing, complemented by a painted balustrade. Doors lead to the lounge diner and the kitchen.

## Lounge Diner

Spacious lounge diner with solid oak flooring and a charming curved bay window to the front. Offers ample room for a large dining table, seating options and benefits from twin glazed patio doors with side windows opening onto the garden. Features a gas fireplace with timber mantle and tiled hearth, coving, and two radiators (one with a decorative cover).

## Kitchen

Well-appointed kitchen with tiled flooring and tiled splashbacks, featuring cream cabinetry and butcher-block style worktops. Includes a built-in oven and four-burner gas hob, under-counter space for a dishwasher, and a rear-facing double-glazed window. A breakfast bar with stainless-steel shelving provides casual dining and storage, while a uPVC side door offers external access. The utility area includes a solid wood worktop, space for multiple appliances, the boiler positioned above, and inset built-in shelving for added practicality. Electric underfloor heating has been installed beneath the tiled flooring.

## Second Hallway

An inner hallway providing access to the WC, games room and partial garage/storage area. Finished with wood-effect vinyl flooring and a timber door opening out to the garden patio.

## Games room

Versatile additional reception room with wood-effect vinyl flooring, radiator, and excellent natural light from a double-glazed window and sliding patio doors opening to the garden.

## WC

Convenient ground floor cloakroom comprising WC and hand basin, finished with wood-effect vinyl flooring.

## Master Bedroom

Generous principal bedroom with engineered oak flooring and a rear-facing double-glazed window, accessed via a timber door from the landing.



## Bedroom 2

Double bedroom with wood-effect laminate flooring and an attractive curved bay window to the front.

## Bedroom 3

Further bedroom with wood-effect laminate flooring, rear-facing double-glazed window and radiator.

## Bathroom

Stylish bathroom finished with stone-effect tiled walls and flooring, complemented by a panelled ceiling with inset spotlights. Includes a bath with overhead shower and glass screen, WC and wash basin set on a tiled base, plus two chrome towel radiators. Obscure double-glazed window to the front.

## Garden

Twin glazed patio doors from the lounge open onto a timber patio area, ideal for outdoor dining. Steps lead down to a lawned garden enclosed by timber fencing, with a raised paved seating area, a small brick-built garden store, and mature trees and established planting to the rear providing privacy.

## Exterior Storage/ Partial Garage

Useful storage/partial garage area with tall timber doors to the front, offering ample secure storage space.

## Summary

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## Disclaimer

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 details must therefore be taken as a guide only.

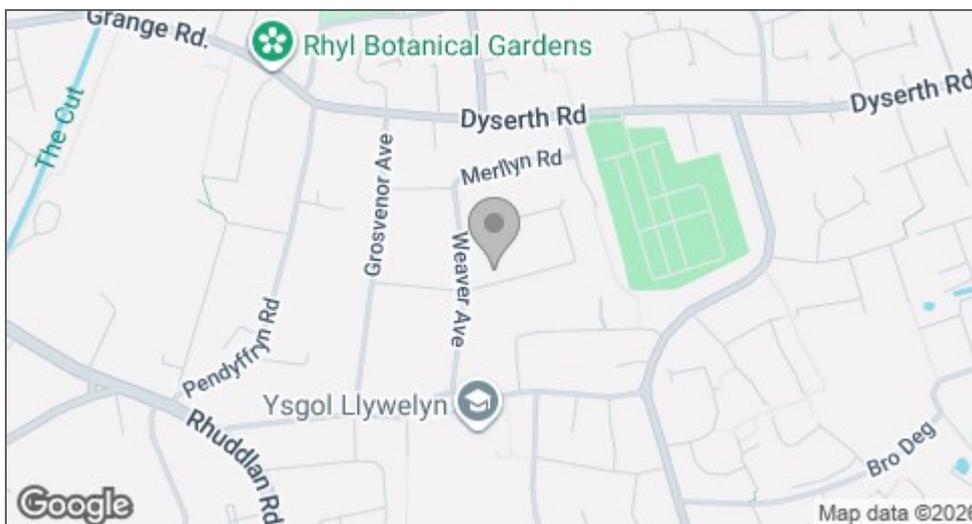












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2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