



Rhodfa Clawdd Offa, Denbigh LL16 4RJ

£299,950

MONOPOLY BUY SELL RENT are pleased to offer for sale with NO ONWARD CHAIN this well-presented three-bedroom detached home, located on the popular Rhodfa Clawdd Offa development. Offering spacious and modern accommodation throughout, the property is ideal for families, first-time buyers or those seeking a well-balanced home with practical living space, off-road parking, garage and an enclosed rear garden. The accommodation comprises an entrance porch, living room, kitchen diner, downstairs WC, three double bedrooms, master en suite and family bathroom. Externally, the property benefits from block-paved off-road parking for two vehicles, an integral garage and an attractive two-tiered rear garden with patio, lawn and raised sleeper borders. The master bedroom also enjoys pleasant glimpses towards the Clwydian Range from the front elevation.

- Spacious Detached Three-Bedroom Home
- Three Double Bedrooms, Master with En-Suite
- Enclosed Two-Tiered Rear Garden with Patio Area
- Benefits from Gas Central Heating & Double Glazing
- Offered For Sale with No Onward Chain
- Large Kitchen Diner, Lounge & Downstairs WC
- X2 Off-Road Parking & Integral Single Garage
- Sought-After Lower Denbigh Location Nr Brookhouse
- NHBC Warranty; Freehold; Council Tax Band E



Entrance Hall

A composite front door opens into this welcoming entrance hall, which features heavy-duty ribbed carpet, a radiator, hooks to hang coats, and a door opening into the living room.

Living Room

A spacious and well-presented living room with wood-effect flooring and a double-glazed window overlooking the front of the property. Ample space for a large corner sofa, room for storage furniture and a wall-mounted television, with two radiators. A turned staircase rises to the first floor, with doors leading to the kitchen diner and downstairs WC.

Kitchen Diner

A generously sized kitchen diner, fitted with modern off-white units, stone-effect worktops and a stainless steel sink positioned beneath a double-glazed window overlooking the rear garden. Integrated appliances include an eye-level oven and grill, tall fridge freezer and gas hob with stainless steel extractor hood above, complemented by a modern coloured acrylic splashback. Space for a washing machine, radiator, ample room for a large dining table. French doors open directly onto the rear garden, making this an excellent space for family meals, entertaining and everyday living.

Cloakroom

A convenient ground-floor cloakroom fitted with a close-coupled toilet and a pedestal wash basin. Finished with tiled splashback, wood-effect flooring, a radiator, light and extractor fan.

Landing

A carpeted turned staircase leads to a gallery-style landing, with a double-glazed window to the side allowing natural light, small radiator, doors leading to all rooms and a large storage cupboard fitted with shelves and hooks.

Master Bedroom

A generous double bedroom, finished with carpeted flooring and offering a dedicated dressing area with triple fitted wardrobes having mirrored sliding doors. Two windows overlook the front of the property with pleasant views of the Clwydian Range. A door leads through to the private en suite.

Master En Suite

Fitted with a three-piece suite comprising a close-coupled WC, a pedestal wash basin with tiled splashback and a shower enclosure features a thermostatic shower with sliding doors and tiled surround. Additional benefits include a chrome heated towel rail, extractor fan, wood-effect flooring and privacy window.

Bedroom 2

A good-sized double room with carpeted flooring, space for storage cupboards and a double-glazed window overlooking the rear garden, with radiator beneath.

Bedroom 3

A double bedroom featuring carpeted flooring, a radiator, and ample space for additional storage, with a double-glazed window overlooking the rear of the property with a radiator beneath.



Bathroom

A well-appointed three-piece bathroom suite comprising a close-coupled WC, pedestal wash basin with mixer tap and a full-size bath with thermostatic shower over and shower screen. Wood-effect flooring, a chrome heated towel rail and a privacy window to the side with sill.

Front Garden

A well-maintained front garden with a block-paved driveway providing private parking for two vehicles, leading to the attached single garage and covered entrance porch. Pathways to either side of the property, secured by tall timber gates, provide access to the rear garden.

Rear Garden

The enclosed rear garden is arranged over two tiers, creating an attractive and practical outdoor space. A paved patio area provides ample room for seating and entertaining, complemented by external power points, while steps lead up to a raised lawn with sleeper-edged flower borders. Paved pathways extend to either side of the property, both secured by tall timber gates.

Garage

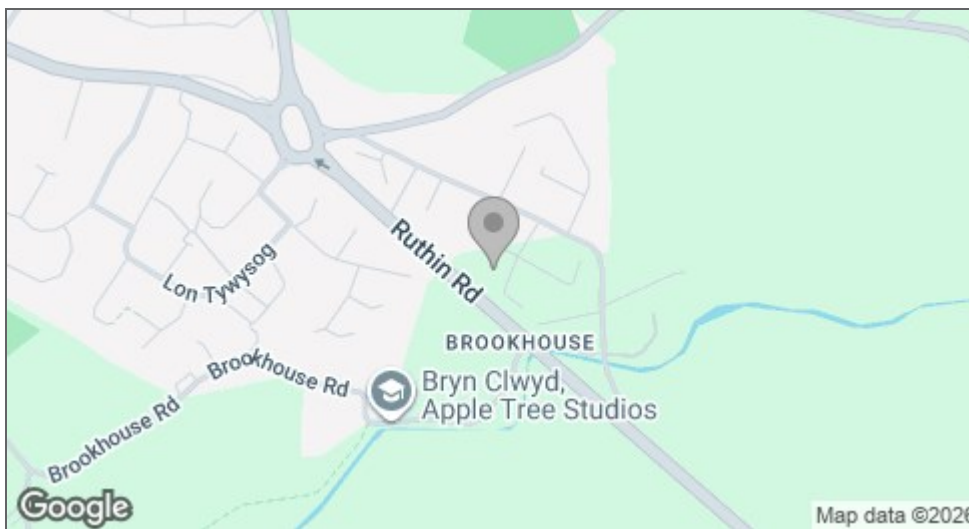
The integral garage has a concrete floor, up-and-over door, lighting and power. It also houses the Vaillant ecoTEC boiler, consumer unit and provides excellent storage or practical workspace.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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.

