MONOPOLY
BUY ■ SELL ■ RENT

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Hen Ffordd Rhuthun, Denbigh LL16 4RA

£375,000

MONOPOLY BUY SELL RENT are pleased to offer, for sale, this modern family home that combines style, comfort, and practicality in a highly sought-after residential setting. Offering four well-proportioned bedrooms, a spacious kitchen diner with doors opening to the garden, and a bright dual-aspect lounge, the property provides generous living space designed with families in mind. The home benefits from a detached garage, ample driveway parking, and an enclosed garden with decking and lighting – perfect for entertaining or relaxing outdoors. Located within an excellent school catchment area and set in a family-friendly neighbourhood, the property offers both convenience and community, making it an ideal choice for those seeking a long-term home. With modern fixtures, integrated appliances, and thoughtful finishes throughout, this is a home ready to move straight into and enjoy.

- Detached Four Bedroom House
- Spacious Kitchen Diner
- Private Enclosed Garden
- Two and a Half Bathrooms
- Off Road Parking and Garage
- Excellent School Catchment Zone
- No Onward Chain
- Freehold . EPC - B
- Council Tax Band - F

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Driveway
Brick-paved and positioned to the rear of the property, the driveway provides ample parking for three to four vehicles.

Entry Hallway
1.81 x 2.56 (5'11" x 8'4")
A welcoming hallway with elegant stone-tiled flooring sets the tone for the home, accessed via a modern composite front door with an obscure glazed panel.

Lounge
3.56 x 6.12 (11'8" x 20'0")
A bright and inviting reception room, carpeted for comfort, with dual aspect windows to the side and front, and two radiators for warmth.

Kitchen Diner
3.82 x 7.15 (12'6" x 23'5")
The heart of the home, this spacious kitchen diner is beautifully appointed with navy blue cabinetry, marble-effect stone worktops, and a host of integrated appliances including an eye-level oven and grill, fridge freezer, dishwasher, and a five-burner gas hob with a stainless steel hood. The open layout is filled with natural light from dual windows, twin glazed doors, and side panels opening to the garden. A sprinkler system is fitted, and the room is completed with stone-tiled flooring and two radiators.

Utility Room
2.05 x 1.70 (6'8" x 5'6")
A practical utility room with stone-tiled flooring, worktops, cabinetry, and space for white goods, accessed via the kitchen or the composite exterior door. The boiler is neatly housed within eye-level storage.

WC
1.06 x 1.58 (3'5" x 5'2")
Stylish decorative tiled flooring complements a modern cloakroom suite featuring a toilet, washbasin and a radiator for added warmth.

Landing
4.64 x 1.02 (15'2" x 3'4")
A carpeted landing with a painted banister leads to all bedrooms and the family bathroom. Includes loft access and a radiator.

Master Bedroom
3.61 x 3.42 (11'10" x 11'2")
A generous double bedroom, carpeted and warmed by a radiator, with a double-glazed window overlooking the side of the property.

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En Suite
2.66 x 1.70 (8'8" x 5'6")
A contemporary shower room with tiled flooring, a tiled enclosure and a waterfall shower head. Features an obscure rear window, toilet, washbasin with tiled splashback, chrome towel rail, and extractor fan.

Bedroom 2
3.45 x 3.52 (11'3" x 11'6")
A comfortable double bedroom with fitted storage, carpeted flooring, radiator, and a window overlooking the rear garden.

Bedroom 3
3.32 x 2.99 (10'10" x 9'9")
Another well-proportioned double room, carpeted, with radiator and a front-facing window.

Bedroom 4
3.41 x 2.63 (11'2" x 8'7")
A carpeted twin room, includes a radiator, benefitting from dual aspect windows to the side and front.

Bathroom
2.16 x 1.71 (7'1" x 5'7")
Modern and fully tiled, the bathroom features a bath with a glass screen and tiled surround, toilet, and washbasin with tiled splashback. Includes an obscure front window, tiled sill, and extractor fan.

Garden
The enclosed garden offers a lawned area, a raised wooden deck with integrated lighting, and a stone-paved path leading to the side gate. Twin glazed doors provide seamless access from the kitchen diner.

Garage
5.66 x 2.96 (18'6" x 9'8")
A detached, brick-built garage with space for one vehicle, offering further practicality and storage.

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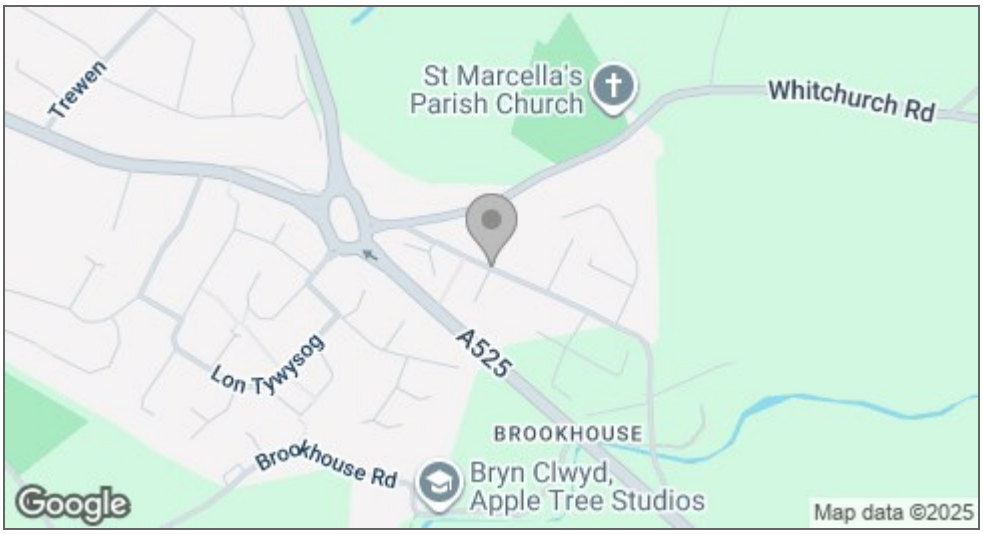

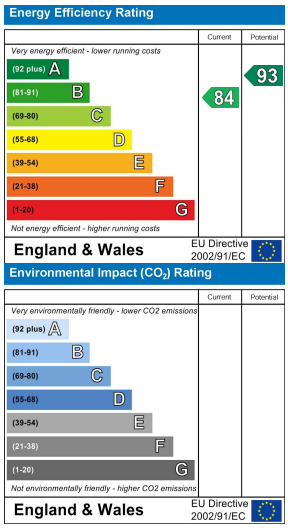

MONEY LAUNDERING REGULATIONS 2003

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.