



## Rhodfa Elgwern, Denbigh LL16 3JQ Offers In The Region Of £285,000

Monopoly Buy Sell Rent are delighted to offer for sale this spacious and versatile detached family home, located in the sought-after area of Rhodfa Elgwern.

This well-presented property offers generous living accommodation with multiple reception rooms, three double bedrooms, and a large south-west facing garden, making it ideal for a growing family. Benefitting from recently fitted windows and doors (installed within the last two years), gas central heating, and off-road parking, the home is conveniently situated close to local amenities, schools, and transport links.

This property offers flexible living space, a large garden, and a desirable location – an excellent opportunity for those seeking a family home in this popular area.

- Spacious Detached Family Home
- Two Reception Rooms; Converted Garage Rm
- Utility Room and Ground Floor WC
- Off-Road Parking and Lawned Front Garden
- Sought After Family Location, Close to Amenities
- Three Double Bedrooms; Master En-Suite
- Fitted Kitchen with Range-Style Cooker
- Generous South-West Facing Rear Garden
- New Windows and Doors Fitted within last 2yrs
- Council tax Band E; Freehold Property



## Entrance Hall

A composite front door with decorative glazing opens into this bright hallway with space to hang your coats, having coved ceiling, laminate wood flooring, radiator, doors leading to living room, dining room and kitchen with stairs up to the first floor.

## Living Room

A light-filled, dual-aspect, generously sized room with a central stone fireplace featuring a decorative timber mantle housing a gas fire, French doors open out to the rear garden with coved ceiling, a ceiling rose, and radiator.

## Dining Room

A versatile room, currently used as a dining room, with laminate flooring, coved ceiling, a ceiling rose, a radiator, and a double-glazed window overlooking the front of the property.

## Kitchen Diner

Fitted with wooden units, black laminate worktops, and a range-style cooker with electric oven and gas hob beneath a stainless steel extractor. Includes tiled flooring, part-tiled walls, stainless steel sink, space for dishwasher and fridge freezer, a useful under-stairs storage cupboard with space for a dining table. Two double-glazed windows overlook the rear garden and a door leads to the rear hall.

## Rear Hall

Having tiled flooring and access to the kitchen, utility, converted garage room, and rear garden.

## Utility Room & WC

With sink, worktop space, plumbing for washing machine, space for dryer, low-flush WC, and housing the recently installed gas combi boiler.

## Reception Room

Converted garage room that's a versatile space with a window, external door, radiator, and loft hatch.

## Master Bedroom

Spacious double bedroom with ample room for wardrobes, having a radiator, carpeted flooring, a double-glazed window overlooking the front of the property and a door into the en-suite shower room.

## En Suite Shower Room

You step up into the carpeted en suite fitted with an enclosed electric shower, vanity sink unit, radiator, tiled walls and a privacy window overlooking the front. .

## Bedroom Two

Large double bedroom with a double-glazed window overlooking the front of the property with carpeted flooring, radiator and plenty of space for storage cupboards.





### Bedroom Three

A double bedroom with carpeted flooring, a double-glazed window overlooking the rear garden with a radiator underneath, and space for storage.

### Family Bathroom

A family bathroom fitted with a three-piece suite comprising bath with shower mixer tap, a pedestal sink, and WC. Fully tiled walls with mosaic-style border and vinyl flooring.

### WC

With corner sink, part-tiled walls, radiator, and privacy window.

### Front Garden

Paved driveway, lawn with mature trees, open porch with lighting, and gated side access.

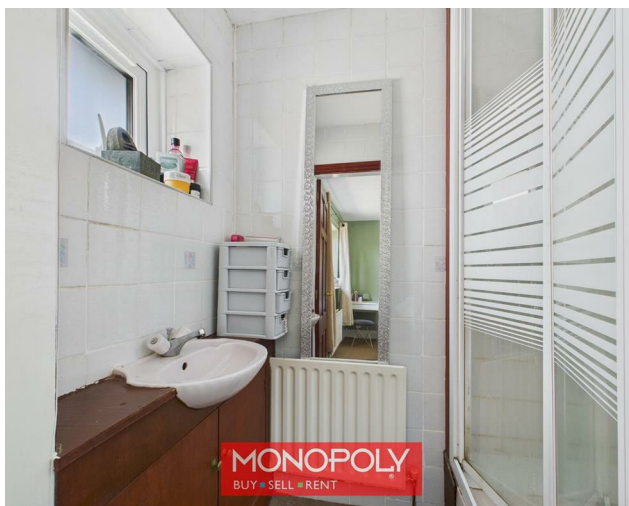
### Rear Garden

Generous corner plot, South-west facing rear garden with lawn, flagged patio, decked seating area, mature trees, apple tree, flower borders, Wendy house, and panel fencing. A path leads you down the side of the property to the bin storage area.









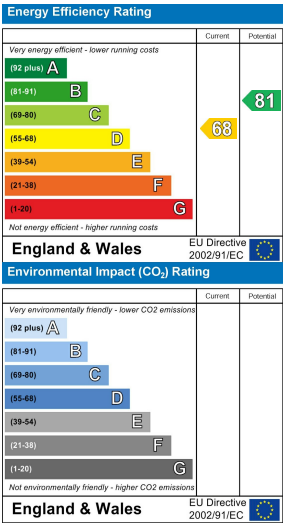
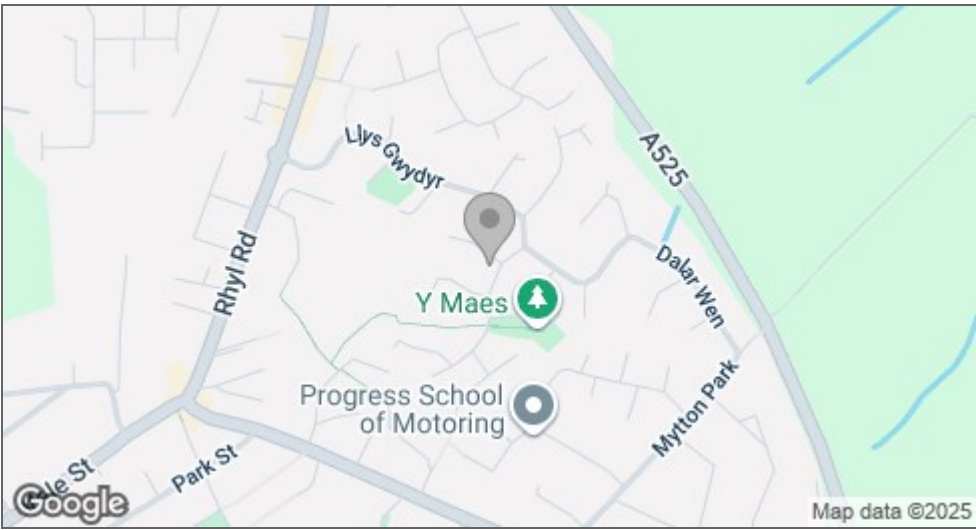












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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

