



## Rhodfa Clawdd Offa, Denbigh LL16 4RJ

**£199,950**

Monopoly Buy Sell Rent is pleased to offer for sale this modern two-bedroom mid-terraced home, completed in 2022 by Castle Green. Situated in a quiet cul-de-sac setting, ideally located within walking distance of excellent schools and with country walks right on your doorstep, the property is freehold and falls within Council Tax Band C.

The property benefits from a spacious lounge with useful under-stairs storage, a contemporary kitchen/diner with French doors opening to the garden, and a convenient WC. Upstairs, there is a spacious landing with a modern family bathroom, a master bedroom with a stylish feature wall, and a well-proportioned second bedroom. Externally, the property boasts a private and enclosed rear garden with patio and lawn, as well as a driveway providing parking for two vehicles.

- Modern 2 Bed Mid Terraced Home
- Spacious Lounge with Under-Stairs Storage
- Master Bedroom with Feature Wall
- Driveway Parking for 2 Vehicles
- Contemporary Kitchen Diner
- Ground Floor WC & Family Bathroom
- Rear Garden with Patio & Lawn
- Freehold Property; Council Tax band C



## Entrance Hall

The entrance is welcoming with a wide composite front door, vinyl flooring, and ceiling lights. Doors lead to the WC and lounge.

## Downstairs WC

The ground floor WC is fitted with a modern closed-coupled toilet, pedestal sink, radiator, and extractor fan, all finished with vinyl flooring.

## Lounge

The lounge is carpeted and cosy, with a wall-mounted TV point, radiator, and a useful storage cupboard beneath the stairs. A UPVC double-glazed window overlooks the front and a door leads you into the kitchen diner.

## Kitchen Diner

The kitchen features light grey base units, fitted with an electric oven, gas hob, and a stainless-steel hood above with a glass-effect blue splashback. Stainless steel sink with drainer and mixer tap with a double-glazed window above, spaces for a washing machine, tall fridge freezer and a dining table with downlights, a radiator and French doors open onto the garden and stairs lead up to the first floor.

## Landing

The turned staircase leads up to a carpeted landing with doors opening into both bedrooms and the bathroom. A hatch provides access to the attic, which is fitted with lighting, making it a practical and convenient storage space.

## Master Bedroom

The master bedroom is a generous double bedroom with a feature wall panel, radiator, and a rear-facing double-glazed window. A cupboard over the stairs houses the gas central heating boiler.

## Bathroom

The family bathroom offers a three-piece suite with low flush WC, pedestal sink, and a deep bath with thermostatic shower over and glass screen. Tiled splashbacks, vinyl flooring, a chrome towel rail, and a mirrored cabinet finish the room.

## Bedroom 2

This double bedroom is carpeted with plenty of space to accommodate fitted or freestanding storage cupboards, a radiator, and decorative wall panelling, with a double-glazed window to the front.

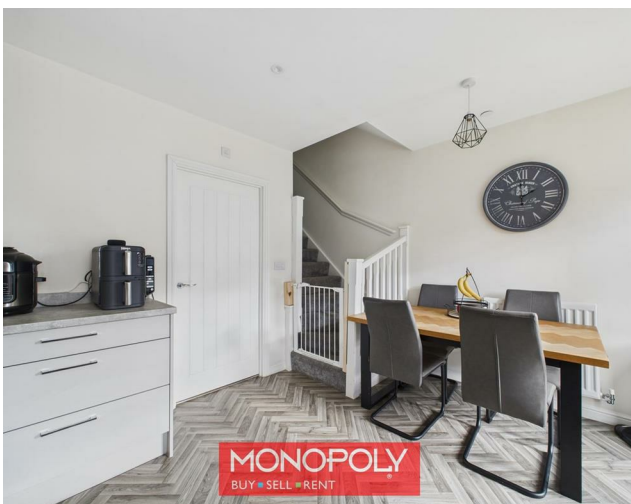
## Front Garden

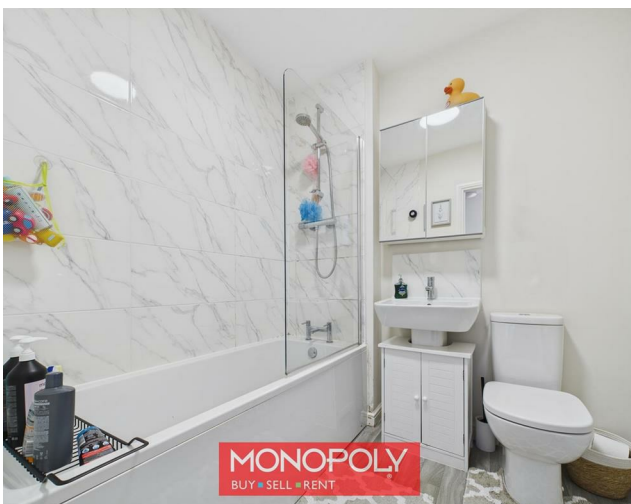
At the front, a block-paved driveway provides parking for two vehicles with a path leading to the front door.

## Rear Garden

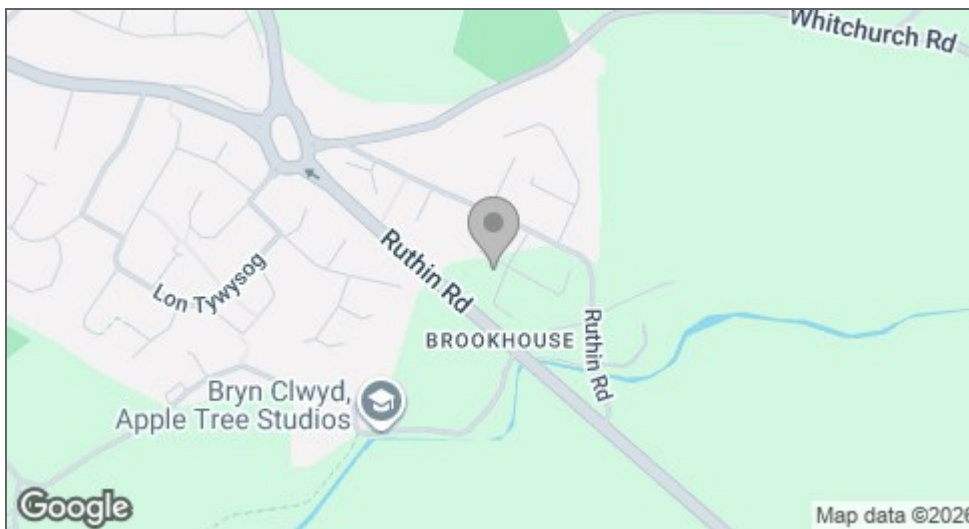
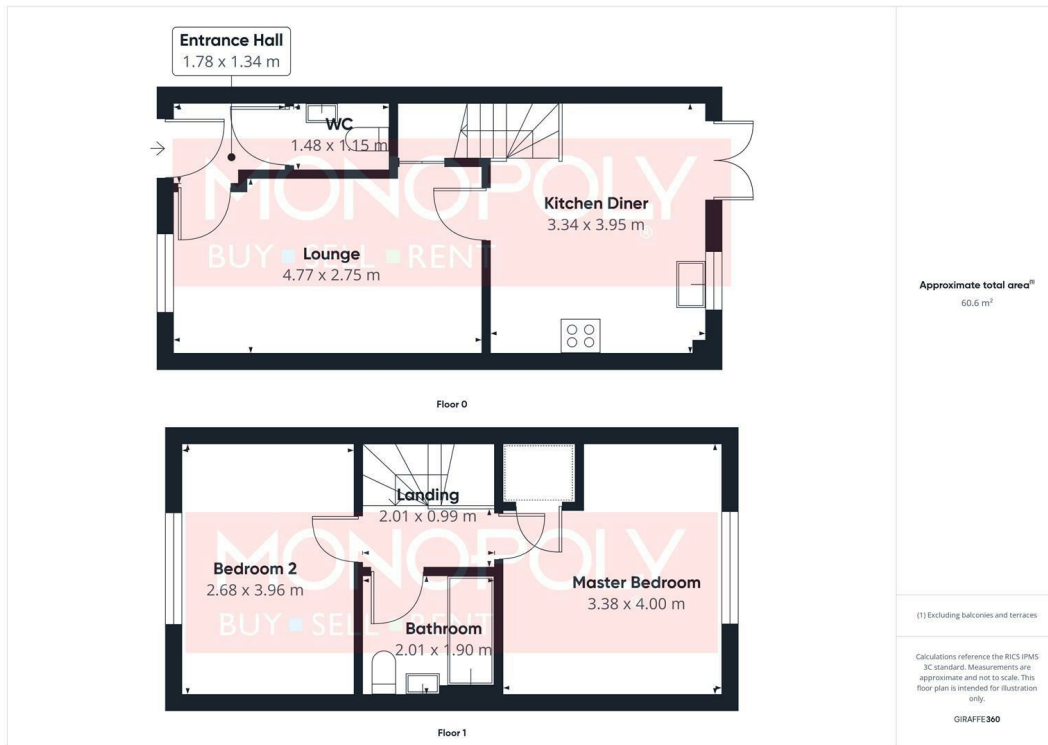
The garden is southwest-facing with a patio, lawn, gravelled borders, and panelled fencing. It has rear gate access, space for a shed, outdoor power, and a water tap.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		84	
(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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

