



Elwy Drive, Rhyl LL18 4AB

£190,000

Monopoly Buy Sell Rent are pleased to offer for sale this traditional home that's perfect for family life and entertaining. Set behind wrought-iron gates with a block-paved driveway and a lovely pond with rockery, it offers three bedrooms, a modern four-piece bathroom, and a bright open-plan kitchen diner that flows into the conservatory and the lounge, which has a built-in sofa and bay window. The highlight has to be the amazing self-built garden bar – great for get-togethers. There's also a handy lean-to workshop, and planning permission is in place for a two-storey extension if you want to add more space. With loads of built-in storage, a downstairs loo, and a low-maintenance rear garden, this home is a must see!

- Traditional Semi Detached Property
- Open-Plan Lounge, Kitchen & Conservatory
- Handy Lean-To Workshop
- Planning Permission in place for Extension
- Three Bedrooms and Bathrooms
- Amazing Self-Built Garden Bar
- Driveway & Easily Maintained Gardens
- Freehold Property, Council Tax Band C



Hallway

Welcoming and spacious entrance hall featuring a uPVC French-style front door, carpeted flooring, and a radiator, with built-in shelving and useful under-stairs storage. A turned staircase leads to the upper floor with LED lights.

Lounge

Comfortable and inviting lounge with built-in sofa seating, complete with under-seat storage boxes. A double-glazed bay window overlooks the front of the property, while a wall-mounted electric fire and matching storage cupboard add practicality and style. Open access flows through to the dining area and kitchen.

Kitchen Diner

A generous open-plan kitchen and dining area fitted with a Cookmaster electric oven and gas hob, tiled worktops, and a stainless steel sink beneath a double-glazed window. Ample storage is provided by a range of fitted units and picture shelves. There's space for a dining table, American-style fridge freezer, and an under-counter appliance. Finished with vinyl flooring, pendant lighting, and LED unit lighting. A step leads you up into the conservatory.

Conservatory

A bright lean-to conservatory with vinyl flooring, dwarf brick walls, and double-glazed windows and doors leading to the rear garden. Features include a high table, wall strip lights, a radiator, and a cupboard housing the washing machine. Access to the WC from here.

Downstairs WC

Fitted with a WC and vanity unit with inset sink, this convenient cloakroom is fully tiled with vinyl flooring and a polycarbonate roof.

Landing

A carpeted landing accessed via a turned staircase with integrated LED lighting. Natural light enters through a privacy UPVC side window. Doors gives access to all bedrooms and the family bathroom, with stairs leading to an attic hatch.

Master Bedroom

A spacious double bedroom featuring two built-in wardrobes, a radiator, and a double-glazed window overlooking the rear. Wall space suitable for a mounted TV.

Bedroom 2

A well-proportioned double room with carpeted flooring, two built-in wardrobes with shelving, and a radiator.

Bedroom 3

Currently used as an office, this single bedroom features a built-in storage cupboard, carpeted floor, radiator, and a double-glazed front window.



Bathroom

Stylishly finished four-piece bathroom suite comprising WC, vanity unit with sink, corner bath, and a step-up shower cubicle with electric shower. Fully tiled walls, vinyl flooring, twin privacy-glazed windows, radiator, mirrored wall cabinet, and inset downlights.

Front Garden

Wrought iron gates lead you into this blocked paved driveway, with an attractive feature pond enhancing the kerb appeal.

Rear Garden

Block-paved and designed for easy maintenance, the garden includes a raised pond and direct access to a self-built garden bar—perfect for entertaining with an area for the barbecue and pizza oven.

Garden Bar

A substantial 'L'-shaped self-built bar offering multiple zones including a bar area, snug with electric log burner-style fire, and an entertainment space. Finished with vinyl flooring, led lights and a cosy, sociable feel.

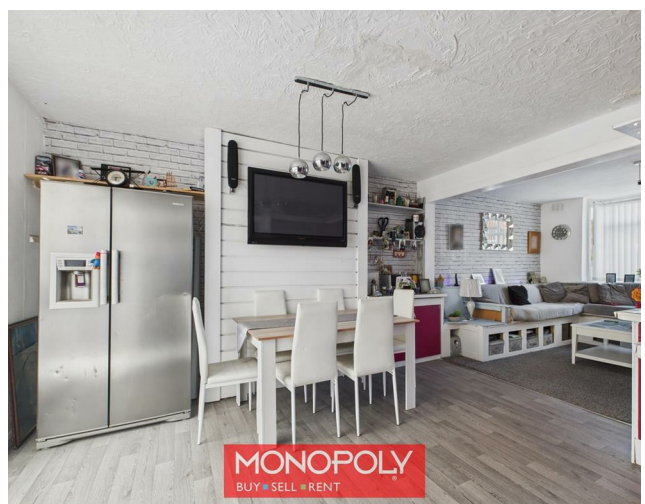
Lean-To Workshop

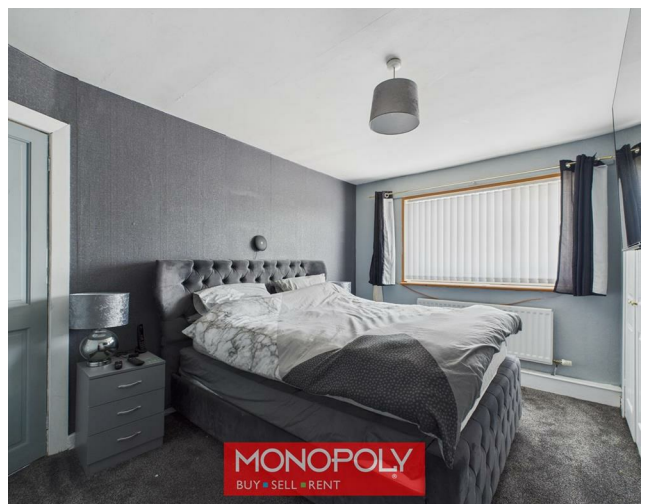
Running along the side of the property, this versatile space features uPVC French doors, block-paved flooring, workbench, wall-mounted shelving, and a timber door to the front. Planning permission remains valid for a two-storey extension.

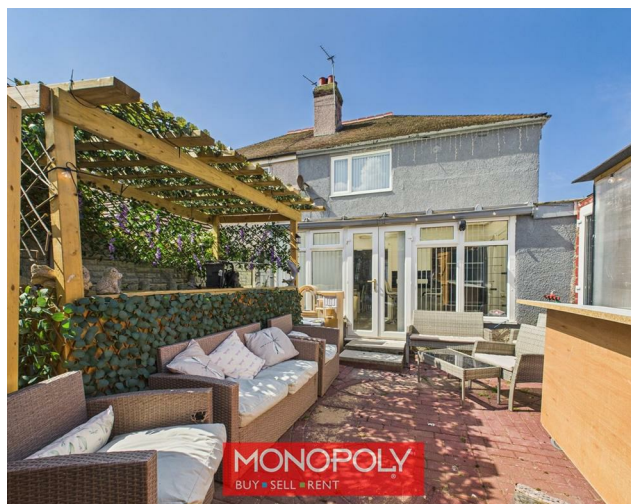
Additional Information

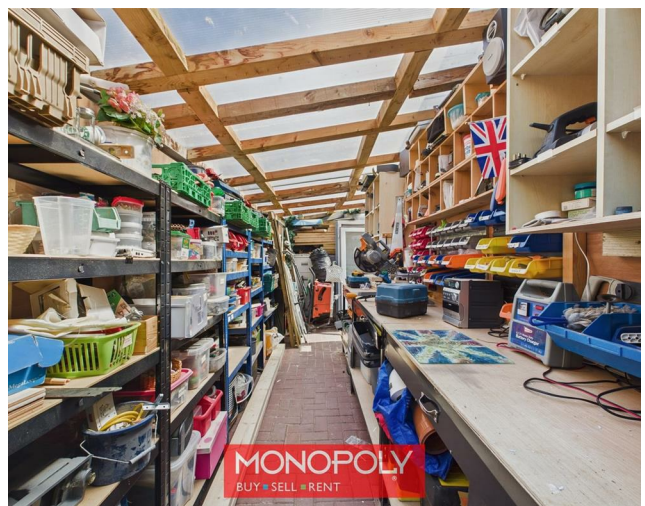
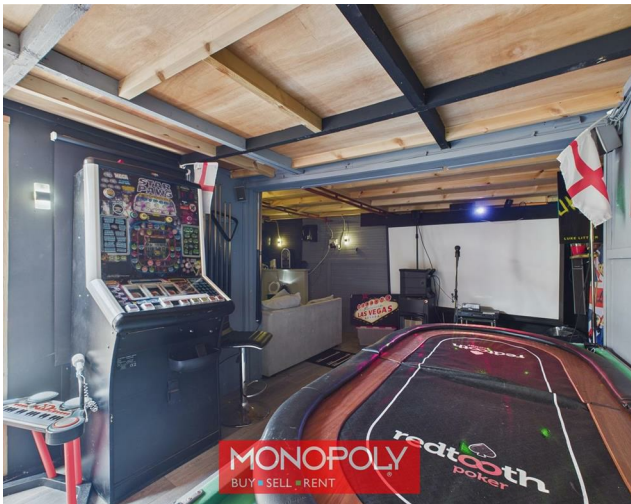
The property benefits from gas central heating and is double glazed throughout. Freehold property with council tax band C. To the side of the property there is planning permission for a two-storey extension which is still valid.

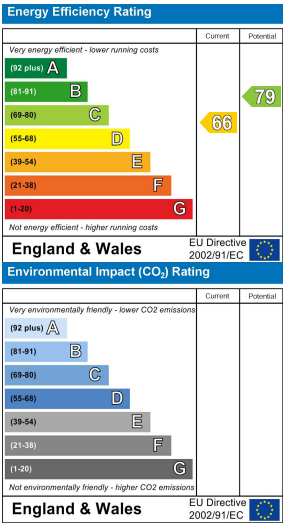
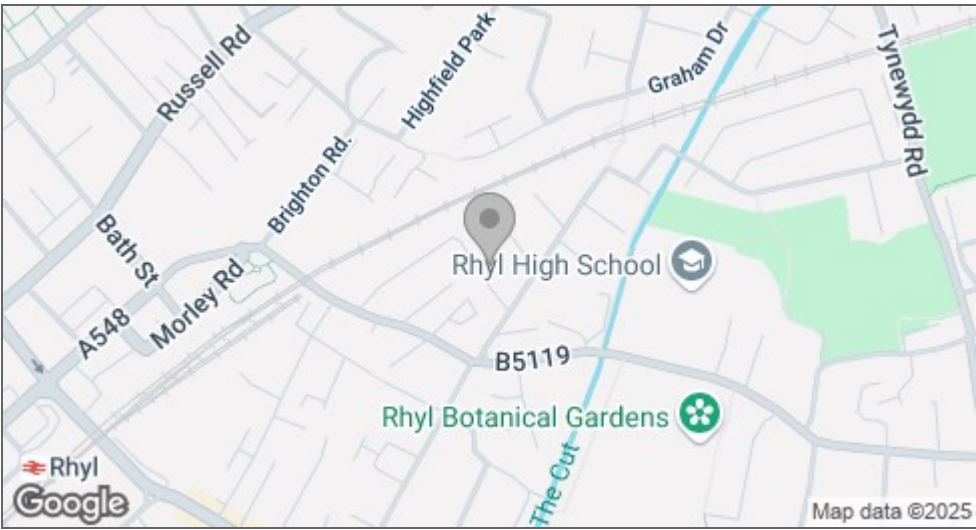












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