



**4 Rhodfa Elgwern, Denbigh,
Denbighshire, LL16 3JQ**

£325,000

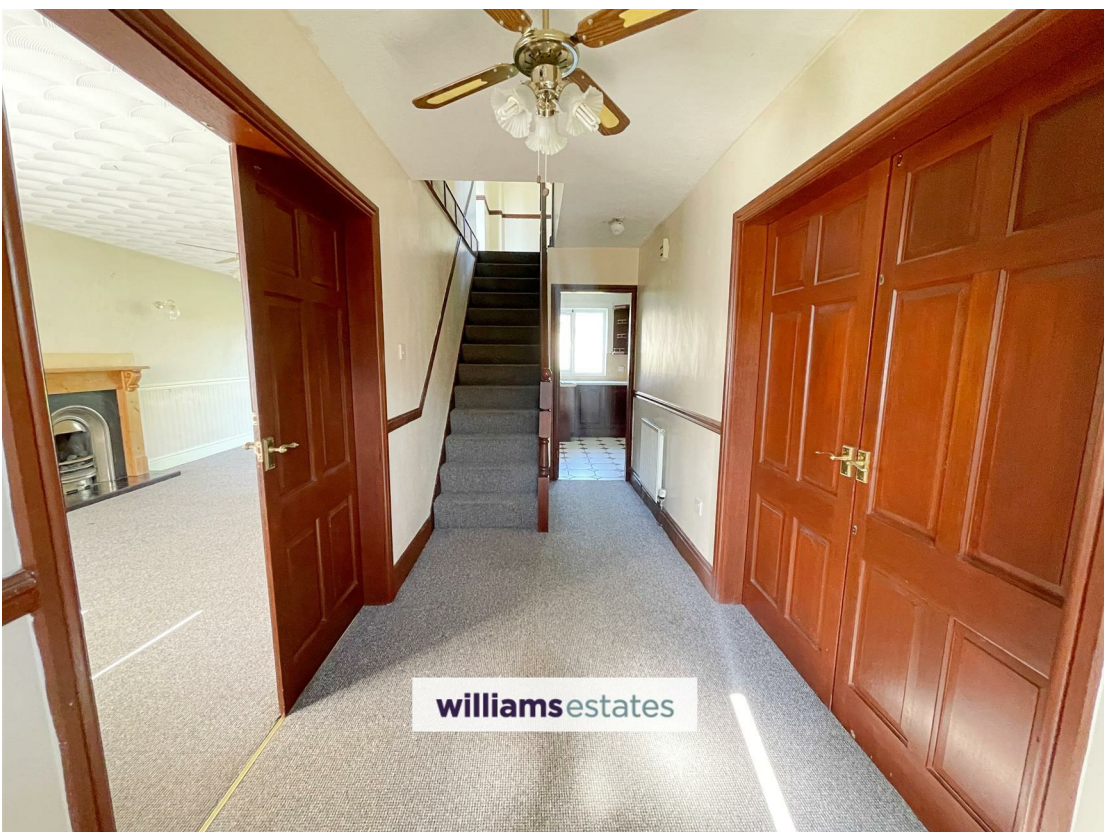
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EPC - D68

Council Tax Band - F Tenure - Freehold

SUMMARY

No Onward Chain!! - A well presented three bedroomed detached house, positioned in a desirable residential area. Offering spacious and versatile accommodation throughout, this property is ideal for a new family home. Comprising of two reception rooms, kitchen/breakfast room, a separate utility room and cloakroom. Upstairs, the master bedroom benefits from its own en-suite bathroom, while two further double bedrooms offer ample space. As well as a good size family bathroom. Outside, the property enjoys gardens to the front and rear, creating private outdoor areas. An integral garage and driveway provide off-road parking. Potential for garage conversion (subject to Planning) Viewing is highly recommended. EPC Rating D68.



Accommodation

uPVC double glazed door with glass panel leads into:

Entrance Hallway

A welcoming entrance hall with radiator, power points and accommodation off.

Lounge

24'0" x 11'3" (7.32m x 3.43m)

A spacious larger than average lounge with feature fireplace and gas fire, radiator, power points, uPVC window to the front and further uPVC sliding patio doors lead to the rear garden.



Sitting Room

13'10" x 9'8" (4.22m x 2.95m)

With radiator, power points and uPVC window to the front.



Kitchen/Breakfast Room

23'4" x 9'7" (7.11m x 2.92m)

Offering a range of wall, drawer and base units with work surfaces over, bowl and half sink with mixer tap, four ring electric hob, integrated oven with space for microwave above, integrated fridge freezer, part tiled walls, tiled flooring, radiator, power points, uPVC dual aspect windows to the rear and further uPVC door leads to the rear garden.



Utility Room

9'6" x 8'4" (2.90m x 2.54m)

A very useful utility housing the gas combination boiler, base units, stainless steel sink, radiator, power points, integral access to the garage and uPVC window to the rear.

Cloakroom

9'8" x 3'9" (2.95m x 1.14m)

Low flush W.C, pedestal wash basin and uPVC to the rear.

First Floor Landing

uPVC window to the rear, loft access hatch, radiator and power points.

Master Bedroom

23'11" x 19'0" (7.29m x 5.79m)

Larger than average master bedroom with a range of power points, radiator, fitted wardrobes, uPVC window to the front and rear elevations.

En-Suite

11'1" x 5'4" (3.38m x 1.63m)

A fabulous size en-suite with low flush W.C, pedestal wash basin, panelled bath, shower cubicle, fully tiled walls, radiator and uPVC window to the rear.





Bedroom Two

14'2" x 13'7" (4.32m x 4.14m)

With radiator, power points and uPVC window to the front.

Bedroom Three

12'1" x 11'2" (3.68m x 3.40m)

With radiator, power points, storage cupboard and uPVC window to the front.

Bathroom

8'1" x 7'3" (2.46m x 2.21m)

A fabulous Jacuzzi shower cubicle, pedestal basin, low flush w.c, space for shower enclosure, fully tiled walls, radiator and uPVC window to the rear.



Garage

19'7" x 14'2" (5.97m x 4.32m)

With up and over double doors, power, lighting and ample storage space.

Outside

The property is approached via a good size driveway for ample off road parking and a lawn area to the side.

Side access leads to the rear garden.

The rear garden is mainly laid to lawn being a good size with paved patio areas, bounded by timber fencing for privacy.



Directions

Proceed from our Denbigh office, Crown Square, LL16 3AA.

Turn left to Continue to follow A543, Vale Street

At the lights, slight left onto Rhyl Road

At the roundabout, take the 2nd exit onto Llys Gwydyr

Continue onto Ffordd Caledfryn

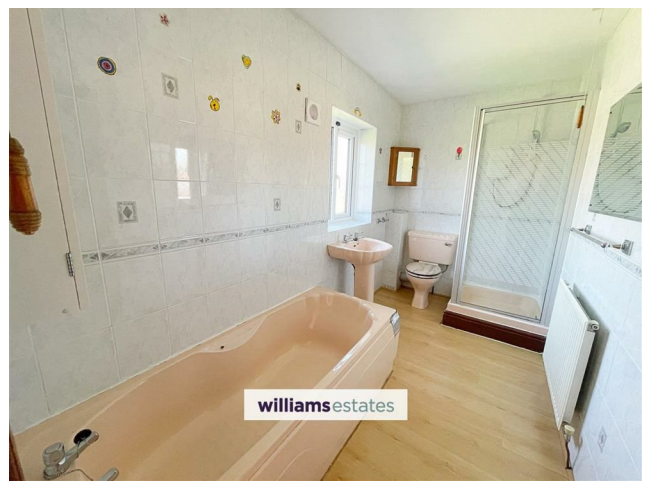
Turn right onto Parc Alafowlia

Turn right onto Y Maes

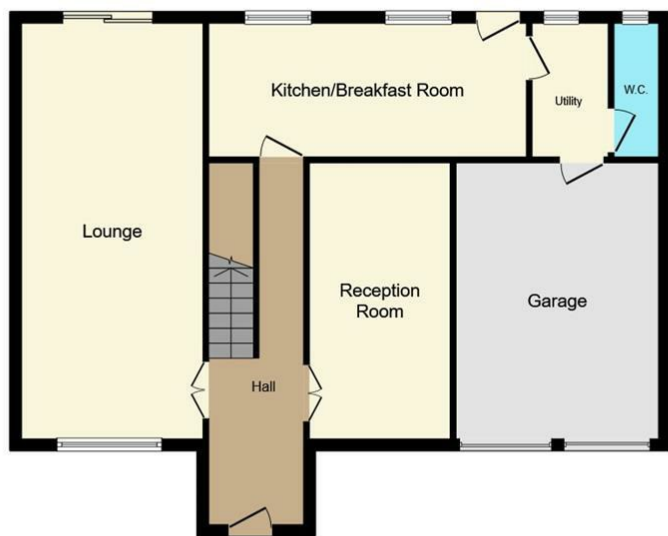
Turn right onto Rhodfa Elgwern

Destination will be on the Right hand side, by way of our for sale board.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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