



Clos Beaumaris, Rhyl LL18 5WR

£289,950

Monopoly Buy Sell Rent are pleased to offer this beautifully presented three double bedroom property on the ever-popular Anwyl Homes development in Bodelwyddan. With its proximity to Glan Clwyd Hospital and access to the A55, this property will undoubtedly prove popular with families due to its large living space and proximity to the park. This modern and well-presented property briefly comprises a living room with a wall-mounted feature fireplace, an open dining area, a newly fitted kitchen, a downstairs WC, and utility. Three double bedrooms, a master en suite, and a family bathroom, with driveway, single garage, front and rear gardens, and a long lean-to shed. Offered For Sale with No Onward Chain!

- Perfect Family House
- Three Double Bedrooms
- Garage, Gardens & Driveway
- Council Tax Band E
- Nearby Glan Clwyd Hospital & A55
- Modern and Large Living Space
- Freehold Property
- NO ONWARD CHAIN



Entrance Hall

A composite front door with decorative glazing leads you into the entrance hall with radiator, wood laminate floor, stairs lead you up to the first floor, and a door opens into the living room.

Living Room

An open plan lounge with a bay window overlooking the front of the property, having a large central wall mounted wood burning effect electric fire, cloaks and storage cupboard under the stairs, with wall panelling, wood laminate flooring and an opening that leads you into the dining area.

Dining Area

Wood laminate floor runs through from the lounge into the dining area with large double glazed sliding patio doors leading you out to the rear garden, space for a table, and a breakfast bar dividing the kitchen and dining area.

Kitchen

Newly fitted open plan kitchen, fitted with a range of matt blue units having a breakfast bar, and white marble effect worktops with a large composite sink and mixer tap, integrated dishwasher, Bosh electric hob with stainless steel hood, integrated fridge freezer, tiled splashbacks and a space for the dog bed which could be turned back into a cupboard! Vertical radiator, tiled flooring, and a door leading you into the downstairs WC.

Downstairs WC & Utility

Useful room with tiled flooring, a horizontal slit window overlooking the side of the property, white marble worktop with space for a washer dryer underneath, wall mounted cupboards, a small vanity unit with hand wash basin, a chrome towel rail and low flush WC.

Landing

Turned stairs leads you up to this carpeted landing with a hatch accessing the loft, built-in storage cupboard and doors lead you to all rooms.

Master Bedroom

A large double bedroom with wood laminate flooring, plenty of space for storage cupboard and wardrobes, a double-glazed window with radiator underneath overlooks the rear of the property and a door leads you into the en suite shower room.

Master En Suite

A good sized en suite fitted with a three-piece suite comprising a low flush WC, pedestal sink and a shower enclosure housing a thermostatic shower with tiled splashbacks, a radiator, mosaic tiled flooring and a double-glazed window with privacy glass overlooks the front of the property.

Bedroom 2

Situated at the front of the property this double bedroom has carpeted flooring, radiator, built-in over the stairs storage cupboard and a large double glazed window overlooking the front of the property.



Bedroom 3

A double bedroom with wood laminate flooring, radiator and a double glazed window overlooking the rear garden.

Bathroom

Modern fitted family bathroom with decorative tiled flooring fitted with a three piece suit comprising vanity unit with hand wash basin above, low flush WC, a 'P' shaped bath with rainforest thermostatic shower over, separate shower head and a mixer tap, tiled splashbacks and a privacy window overlooking the side of the property.

Garage

A single garage with an up & over door, a pedestrian door gives access to the side of the property, with shelving, lights, and power housing the Worcester combi boiler. Currently used as a gym and storeroom.

Front Garden

A shared access road leads you onto the driveway providing parking for two vehicles with access to the garage and the rear garden via a wooden gate, with a lawned area and evergreen hedging providing privacy.

Rear Garden

A well-kept garden which is enclosed and easily maintained having a paved patio area, large lawn area and a gravelled area with wood fencing, a wooden gate accesses one the side of the property, and a long wooden lean-to pent shed runs down the other side allowing plenty of storage space.













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

