



## 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

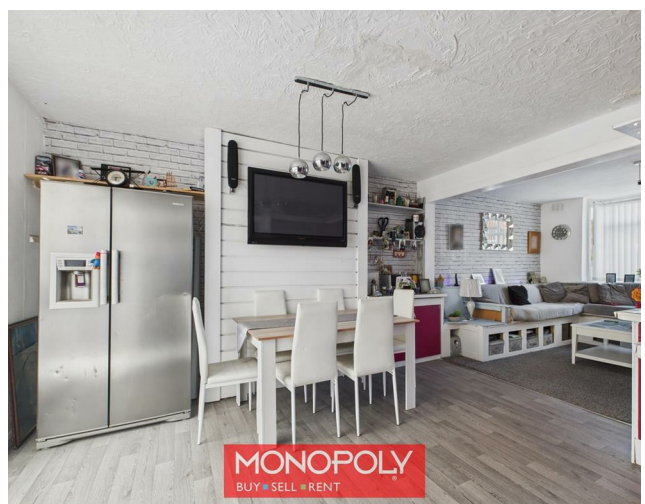
Running along the side of the property, this versatile space features uPVC French doors, block-paved flooring, workbench, wall-mounted shelving, and a timber door to the front. Planning permission remains valid for a two-storey extension.

## Additional Information

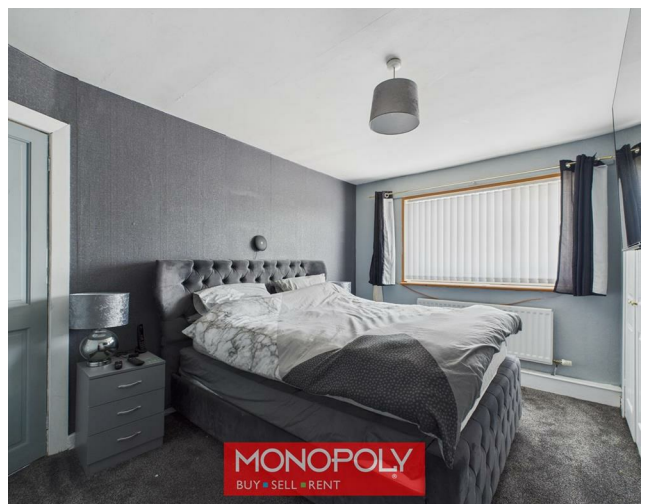
The property benefits from gas central heating and is double glazed throughout. Freehold property with council tax band C. To the side of the property there is planning permission for a two-storey extension which is still valid.



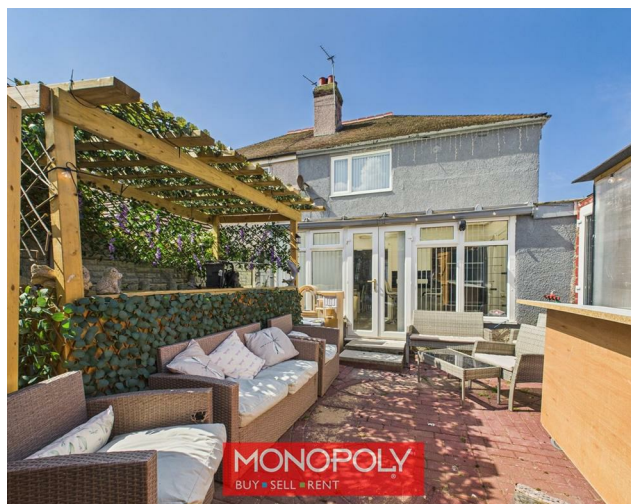




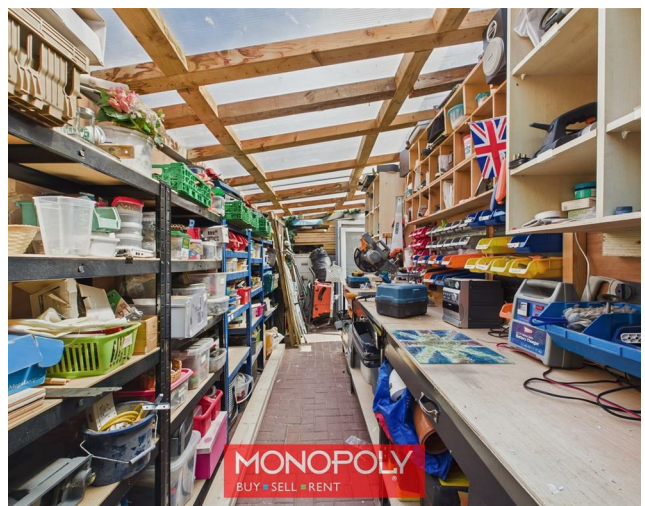
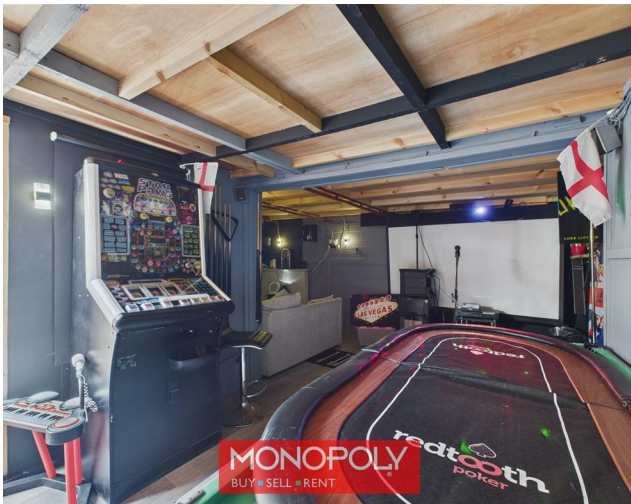




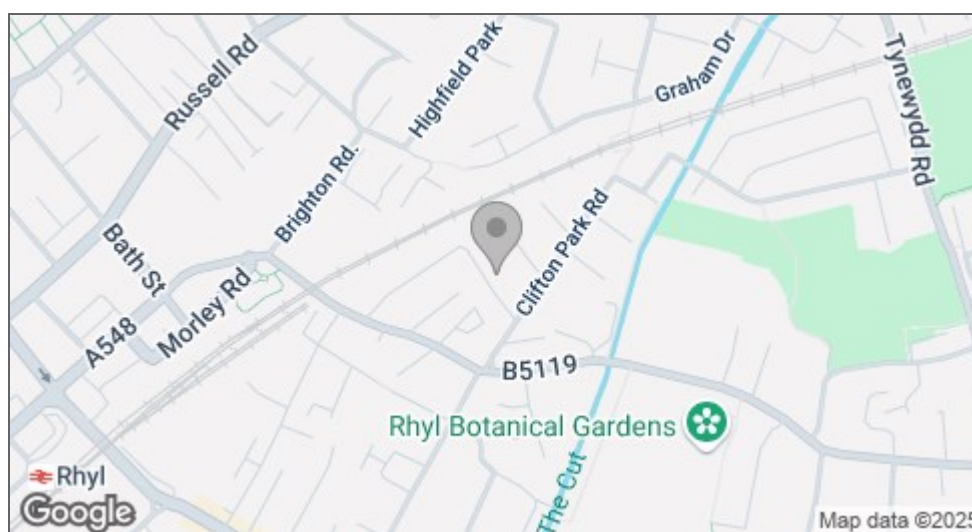












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) 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.

