



Rhyl Road, Denbigh LL16 3DT

£137,500

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented three-bedroom home on Rhyl Road, Denbigh. Ideally located within walking distance of Denbigh Town Centre, this spacious property lies within an excellent school catchment zone and benefits from superb transport links. The home features a dual-aspect lounge diner with stone fireplace and electric log burner, a modern kitchen with stylish units and ample light, and three well-proportioned bedrooms. The bathroom includes a bath with waterfall shower and striking emerald blue tiling. Outside offers a charming front garden and a low-maintenance rear garden. A fantastic family home or first-time buy in a convenient and sought-after location.

- Three Bedroom Terraced House
- Homely Lounge Diner
- Modern Bathroom
- Freehold
- Council Tax Band - B
- Low Maintenance Garden
- Excellent School Catchment Zone
- Convenient Transport Links Nearby
- Walking Distance from Denbigh Town Centre



Front Garden

The property is set back from the road behind a black wrought iron gate and fencing, with a paved path leading through mature foliage to a modern UPVC front door.

Vestibule - Entry Hallway

0.96 x 1.10 . 1.87 x 0.97 (3'1" x 3'7" . 6'1" x 3'2")

The vestibule opens into a carpeted hallway with a radiator and a convenient under-stairs storage cupboard. From here, access is provided to the main living areas.

Lounge Diner

2.58 x 3.06 . 3.18 x 3.16 (8'5" x 10'0" . 10'5" x 10'4")

The lounge diner is a well-proportioned dual-aspect space, featuring a stone-built fireplace with an electric log burner. The room includes a meter box, closed chimney ventilation, and two radiators, offering both comfort and functionality.

Kitchen

1.98 x 1.83 (6'5" x 6'0")

To the rear, the kitchen is fitted with muted green cabinetry paired with an oak-effect worktop. The space includes a large ceramic sink with stainless steel mixer tap, an oven with four immersion hobs, and wood-effect vinyl flooring. Windows to the rear and side bring in natural light, with a back door leading directly to the garden.

Landing

1.24 x 2.80 (4'0" x 9'2")

Upstairs, the carpeted landing provides access to all bedrooms and the bathroom, along with a large airing cupboard housing the boiler. The bannisters and handrail are painted in keeping with the home's neutral decor.

Master Bedroom

3.21 x 3.92 (10'6" x 12'10")

A spacious double room, fully carpeted, with a deep-silled window overlooking the rear garden. The room also includes a radiator, offering a warm and comfortable setting.

Bedroom Two

2.83 x 3.67 (9'3" x 12'0")

Situated at the front of the property, this bedroom is carpeted and includes a radiator. The window provides a pleasant outlook and completes the room.

Bedroom Three

1.50 x 2.82 (4'11" x 9'3")

Also located at the front of the property and features built-in storage. The front-facing window brings in good natural light, making the room a practical and versatile space.



Bathroom

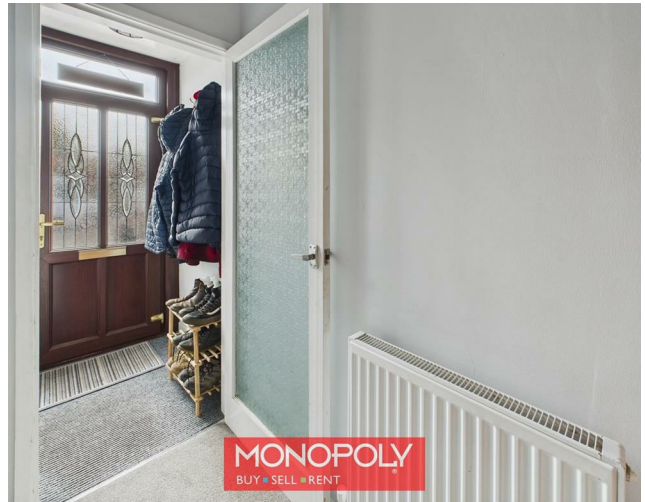
2.28 x 2.39 (7'5" x 7'10")

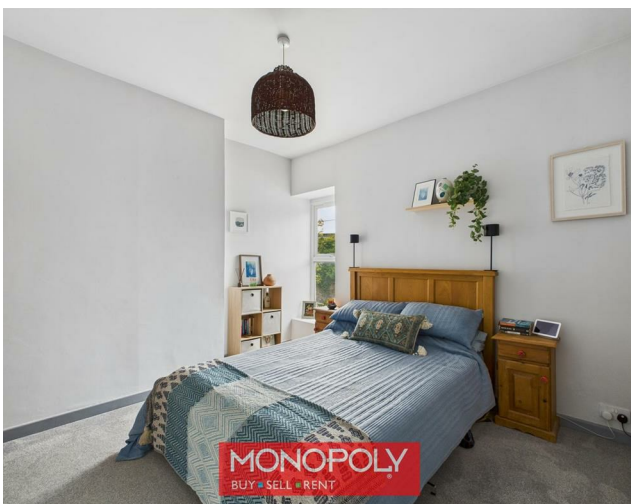
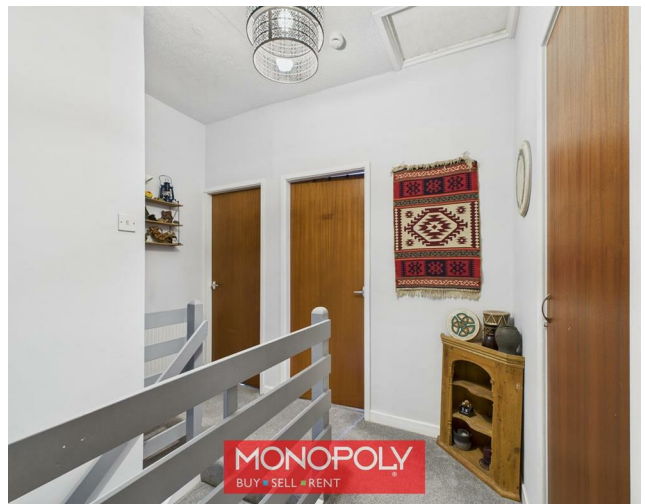
The bathroom is fitted with wood-effect laminate flooring, a bath with a glass screen and a waterfall shower head, a WC, and a sink. Emerald blue splashback tiling and an electric extractor fan complete the space.

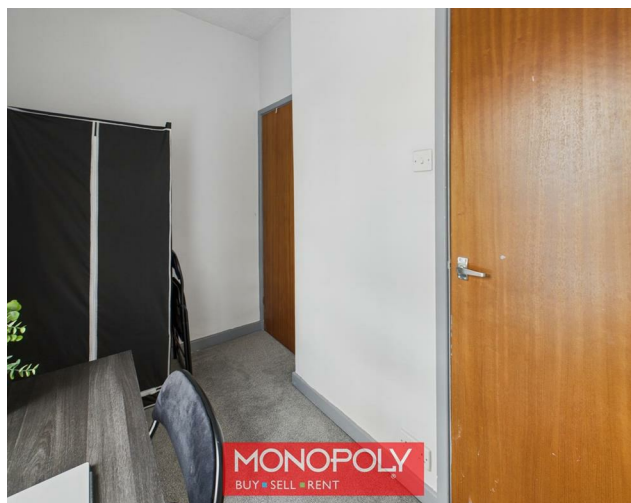
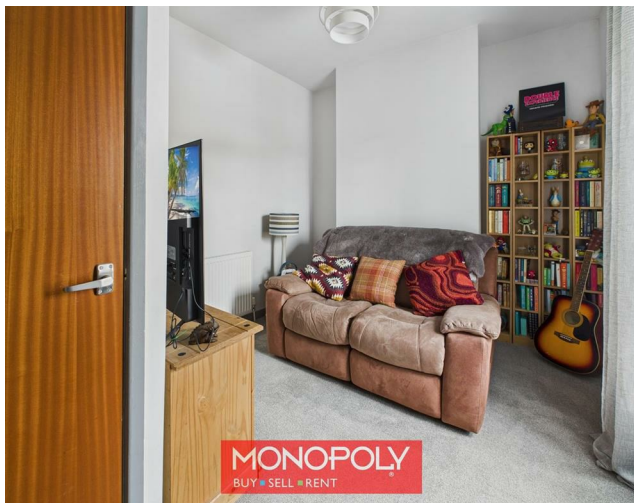
Garden

To the rear, the garden is arranged over concrete levels with a gravel area, offering a low-maintenance outdoor space.

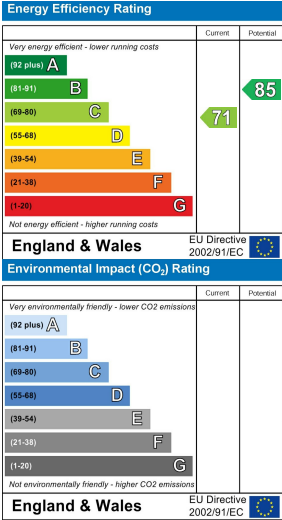












MONEY LAUNDERING REGULATIONS 2003

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.

