



## 9 Elm Grove, Rhyl – LL18 3PD

£250,000 Freehold

This delightful three-bedroom semi-detached house, situated in a sought-after location, presents a fantastic opportunity for comfortable family living. With generously sized bedrooms, a modern kitchen, and two spacious reception rooms, it offers plenty of space for a growing family.

Just a short walk from the beach, this home offers the perfect combination of coastal living and convenience, with local amenities nearby. With its large, spacious garden, this property provides an ideal setting for family living.

**SIMPLY ESTATES**



### Hallway

17' 8" x 5' 5" (5.39m x 1.65m)

Stepping in from the porch, this inviting hallway has a simple, modern look. A classic wooden staircase adds character, while frosted glass panels by the front door let in natural light while keeping things private.

### Lounge

13' 7" x 13' 5" (4.13m x 4.09m)

This spacious lounge has a large bay window that lets in plenty of natural light. The neutral decor, with cream walls and a grey carpet, makes the room feel open and bright. A feature fire surround adds a touch of style.

### Dining Room

15' 1" x 12' 2" (4.60m x 3.70m)

This generous dining room is bright and inviting, with a window to the rear of the property offering a pleasant view of the garden. The neutral decor creates a warm and welcoming atmosphere, while the feature fire surround adds a stylish touch, making it the ideal setting for family meals or entertaining guests.



### Kitchen

18' 5" x 10' 0" (5.62m x 3.04m)

Designed with a sleek, contemporary style, the new, spacious kitchen features stylish grey units with brushed metal handles, offering plenty of storage and a seamless finish. White subway tiles with dark grout provide a stylish contrast, while the polished marble-effect flooring enhances the bright and airy feel.



### Main Bedroom

13' 7" x 13' 7" (4.15m x 4.14m)

This elegantly styled main bedroom boasts a soft beige and crisp white colour scheme, creating a calm and inviting atmosphere. A large bay window and high ceilings add to the sense of spaciousness. With its neutral tones, the room offers a versatile canvas, ready to be personalised to suit any style or preference.

### Bedroom Two

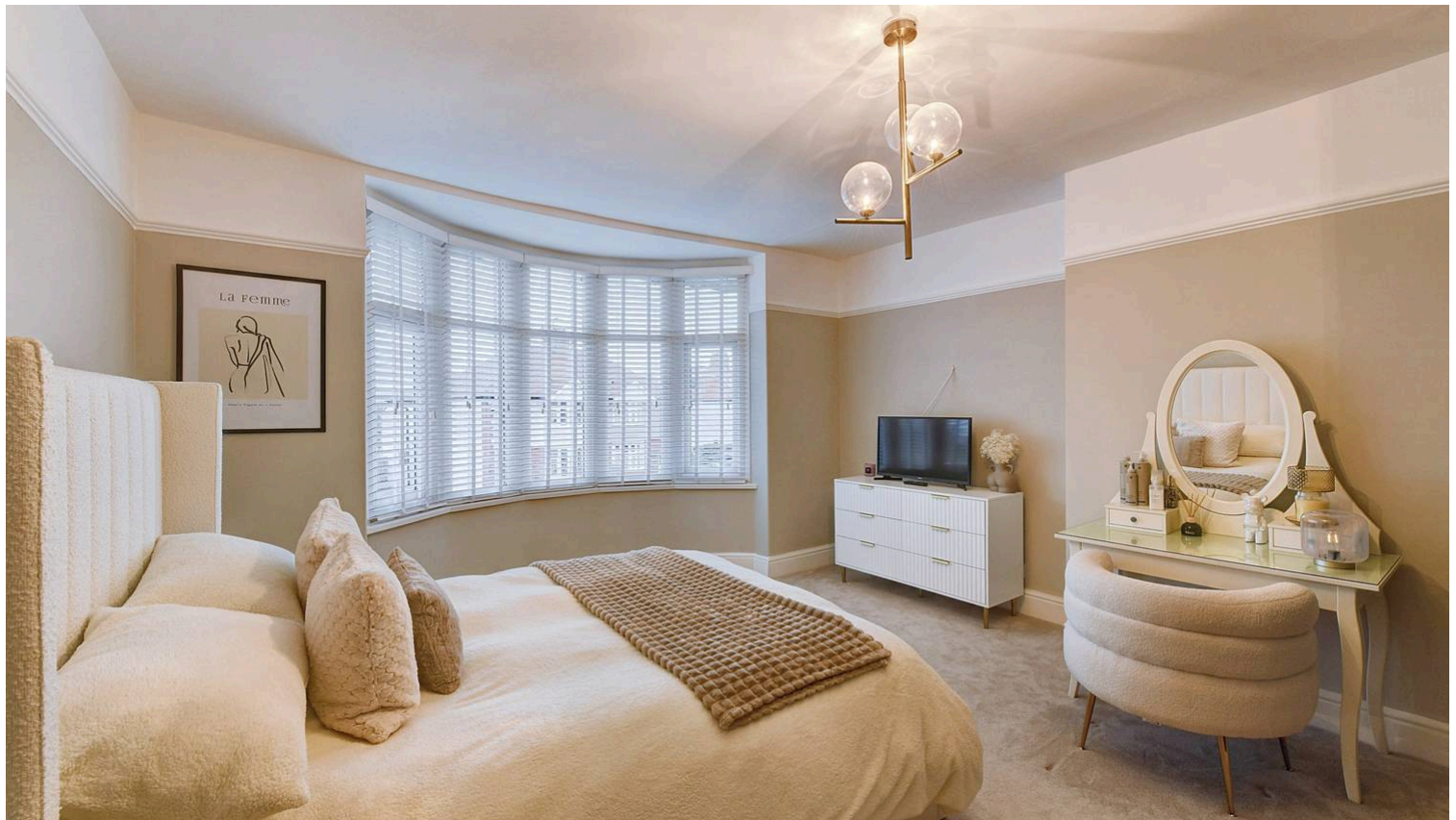
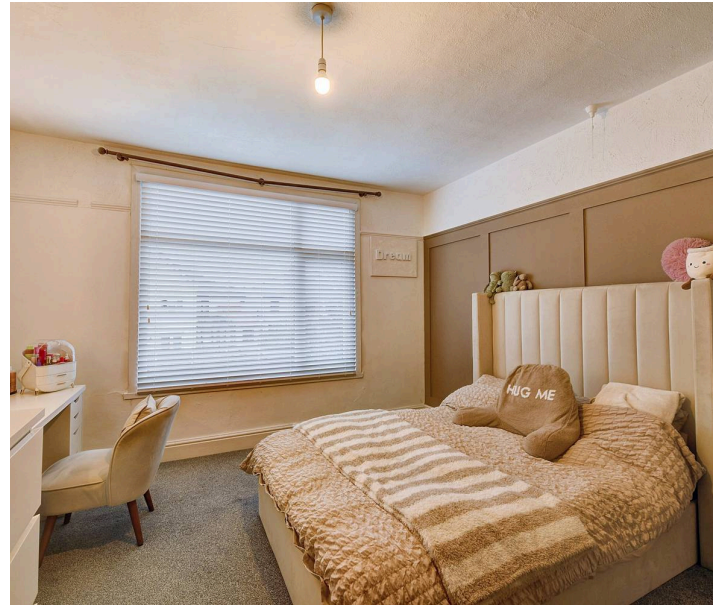
15' 0" x 12' 3" (4.58m x 3.73m)

This stylish second bedroom features a soft neutral colour palette, with beige tones and a statement panelled accent wall adding depth and character. A large window allows natural light to flood the space, enhancing its airy and inviting feel. The room's spacious layout provides a versatile canvas, ready to be personalised with furnishings and décor to suit individual tastes. The plush carpet adds warmth and comfort, making this an ideal setting for a relaxing and peaceful retreat.

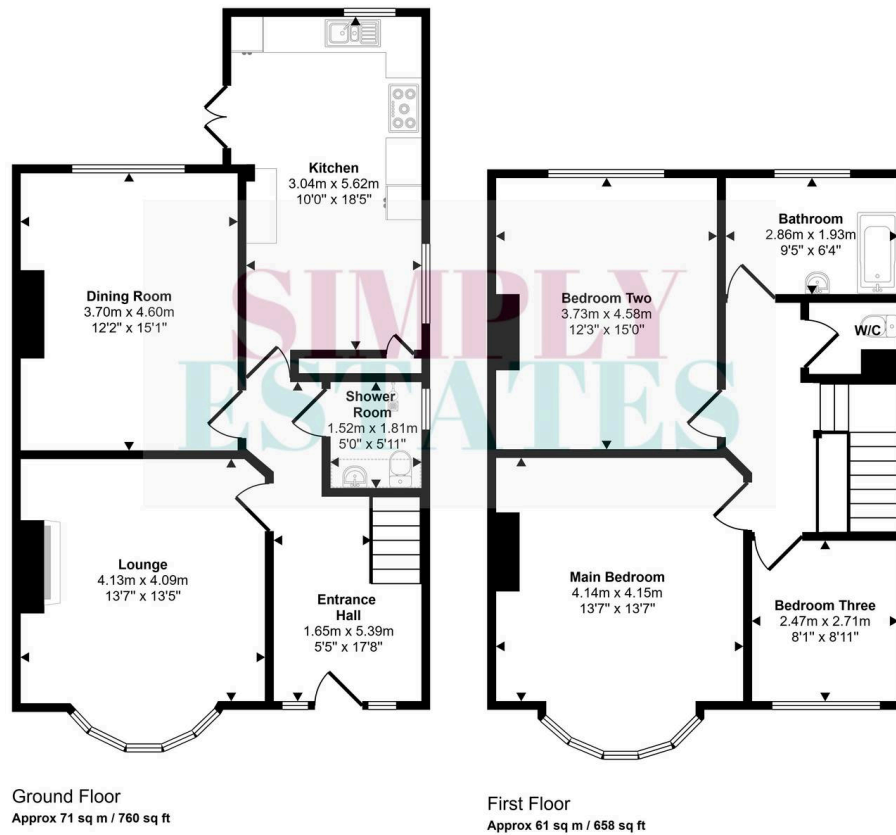
### Bedroom Three

8' 11" x 8' 1" (2.71m x 2.47m)

This bright and compact bedroom features a neutral backdrop with white walls and a soft grey carpet, creating a fresh and airy feel. With its simple layout and understated décor, the space is highly versatile, making it ideal as a bedroom, home office, or dressing room. Its well-proportioned design allows for easy personalisation to suit individual needs and preferences.



Approx Gross Internal Area  
132 sq m / 1417 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Shower Room

5' 11" x 5' 0" (1.81m x 1.52m)

This well-designed shower room is neatly positioned under the stairs, making efficient use of space. A walk-in shower with an overhead fitting and grab rail ensures accessibility and practicality. The white suite includes a toilet and a small pedestal sink, complemented by a floating shelf for storage. A frosted window allows natural light while maintaining privacy.

### Bathroom

9' 5" x 6' 4" (2.86m x 1.93m)

A well-designed bathroom showcases a classic style with full-height beige tiling, complemented by decorative border detailing. A white panelled bathtub with an overhead shower and glass screen provides both practicality and convenience, while a matching white pedestal sink enhances the clean and simple aesthetic.

### W.C.

This upstairs WC is a compact and practical space, with white walls and a simple design creating a fresh and clean feel.

### Garden

This generously sized rear garden features a well-maintained lawn, with a neatly laid pathway running through the centre and leading to a patio area. A shed and storage space are positioned towards the back, adding practicality. With its ample size and tidy appearance, this garden serves as a fantastic outdoor extension of the home, offering great potential.



*find out what your property is worth*

**SIMPLY ESTATES**