

## 58 Ffordd Anwyl, Rhyl – LL18 4JW

£325,000 Freehold

A modern four-bedroom, two-bathroom detached home with generous driveway and stylish interiors. The open plan kitchen/diner with island, integrated appliances and bi-fold doors forms the heart of the home, flowing to a superb garden with bar, built-in BBQ, hot tub and seating areas. With fitted wardrobes, contemporary bathrooms and flexible living spaces, this property is perfect for modern family life.

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### Lounge

The lounge is a welcoming space, featuring oak flooring and tasteful décor. A modern feature fireplace creates a cosy focal point, while the window to the front brings in plenty of natural light. The recessed ceiling with inset downlights and LED mood lighting adds a stylish touch, complemented by a media wall with LED lights and a double storage cupboard. Perfect for relaxing or entertaining.

### Kitchen/Lounge/Dining Area

Stylish open plan kitchen, lounge and dining area with skylights and bi-fold doors to the garden. The modern kitchen features a stainless steel inset one and half sink with monobloc tap, integrated NEFF dishwasher, built-in NEFF double oven, NEFF induction five zone hob with extractor, Kenwood American fridge/freezer with plumbed cold water dispenser, and a CDA double wine fridge. With a breakfast bar, cosy seating and dining space, this is the true heart of the home.



### Utility Room

This compact utility room is neatly designed with fitted storage and space for a stacked washer and dryer. Practical and efficient, it keeps laundry tucked away while maximising household organisation.

### Wc

This handy WC, set off the utility, is finished with a modern suite including a compact wash basin and tiled splashback.





### Main Bedroom

The spacious main bedroom with fitted sliding wardrobes, modern décor and a large window filling the room with natural light creates a calm and inviting space.

### En-suite

The en-suite is stylishly finished with a large walk-in shower, contemporary tiling and a modern vanity unit with storage.

### Bedroom 2

The second bedroom is bright and welcoming, featuring a fitted wardrobe for practical storage. A large window allows natural light to flow in, complemented by neutral décor to create a cosy and comfortable feel.

### Bedroom 3

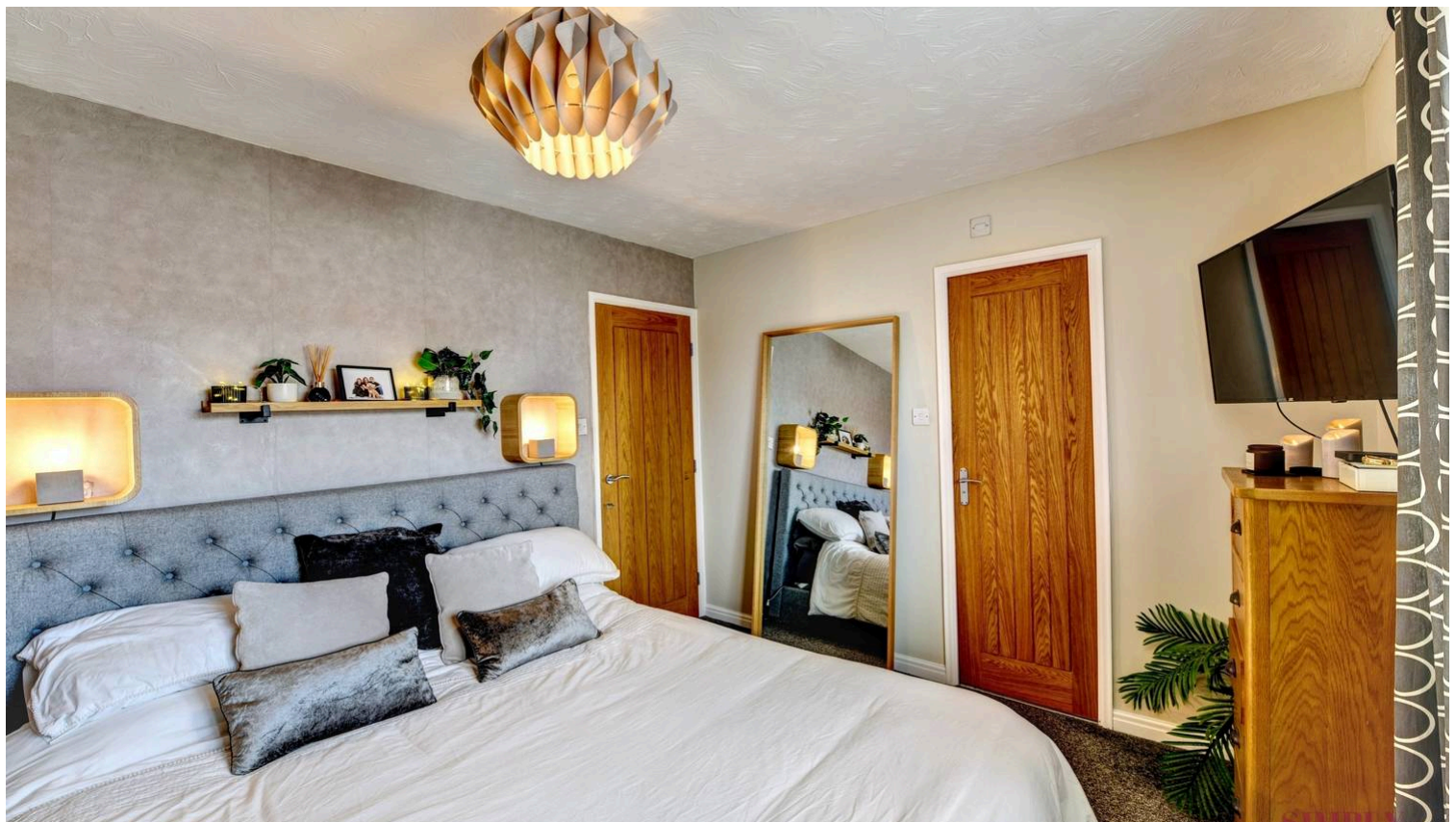
This bedroom is stylishly presented with a bold feature wall and plenty of natural light from the rear-facing window. It includes a fitted wardrobe and offers space for a bed and storage, making it a versatile room ideal for a child, guest or home office.

### Bedroom 4 / Study

The fourth bedroom is currently arranged as a stylish study/snug, with space for a sofa, desk and storage. Modern décor, wood flooring and plenty of natural light make it a versatile room, ideal as a home office, guest bedroom or snug.

### Bathroom

The bathroom is finished in a modern style with neutral tiling and a white suite, including a bath with shower over, vanity unit with basin and concealed storage.





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.

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