



Llys Hen Reilffordd, , St Asaph LL17 0FG

£399,950

Monopoly Buy Sell Rent are delighted to offer for sale this impressive four-bedroom detached home, situated in the popular area of Hen Ffordd Rheilffordd all within easy reach of local amenities and nearby green space. Finished to a high standard throughout, the property offers modern family living with a welcoming entrance hallway, a cosy yet elegant lounge, and a stunning open-plan kitchen, dining and family room designed perfectly for both day-to-day life and entertaining. Benefiting from upgraded lighting, a sprinkler system throughout, driveway parking, garage and a sunny south-facing rear garden, this is a home ready to move straight into.

- Well Presented Detached Home
- Stylish Open-Plan Living
- Utility & Ground Floor WC
- Dual Parking Driveway & Garage
- Council Tax Band F
- Four Double Bedrooms
- Master Bedroom with Ensuite
- South-Facing Rear Garden
- Nearby Green Space & Park
- Freehold Property



Hallway

A smart and inviting first impression, the hallway is entered via a composite front door and finished with wood-effect Amtico flooring. Stairs rise to the first floor with a useful storage cupboard beneath. Doors lead through to the living room, ground floor WC and the impressive family room.

Living Room

A comfortable and stylish living room with a bay window to the front fitted with blinds, allowing in plenty of natural light. Carpeted for comfort, the room also features a custom-built television unit with a striking 72-inch LED fire and kiln-burnt log feature, creating a real focal point.

Ground Floor WC

Fitted with the same attractive flooring as the hallway, the ground floor WC comprises a low flush WC, pedestal hand wash basin with tiled splashback and radiator, offering practicality for visiting guests and family life.

Kitchen / Dining / Family Room

Undoubtedly the heart of the home, this superb open-plan space has been thoughtfully designed with both style and function in mind. The kitchen is fitted with modern grey units complemented by marble-effect worktops, integrated dishwasher, integrated fridge freezer, double electric oven, and a five-ring gas hob with stainless steel extractor hood above. A stainless-steel sink sits beneath the rear window, while the breakfast bar adds further practicality. There is ample room for a large dining table as well as a comfortable seating area, with space for a wall-mounted television and French doors opening directly onto the rear garden, making this an excellent room for entertaining and family living.

Utility Room

Matching the kitchen in style, the utility room continues the same flooring, cabinetry and worktops, creating a seamless finish. There is space for both a washing machine and tumble dryer, additional storage, with a stainless steel sink, radiator, and a cupboard housing the gas combi boiler. A composite rear door with privacy glazing provides convenient external access.

Landing

A carpeted landing giving access to all four bedrooms and the family bathroom through modern white internal doors. There is also a large storage cupboard and loft hatch to the insulated attic.

Master Bedroom

Hugely generous double bedroom positioned to the front of the property, benefits from a bay window fitted with wooden Venetian blinds, radiator beneath and ample space for wardrobes and additional bedroom furniture. A door leads you into the en suite.

Master En Suite

Well-appointed with a large shower enclosure featuring a thermostatic two-head shower with tiled splashback, matching tiled flooring, pedestal wash basin, low flush WC, chrome heated towel rail and LED wall mounted mirror.



Bedroom 2

Another generous double bedroom, this room enjoys a front-facing window, radiator and useful storage space, offering flexibility for a growing family.

Bedroom 3

A bright and airy double bedroom with a rear-facing double glazed window, radiator and plenty of space for storage furniture.

Bedroom 4

Currently used as a home office, the fourth bedroom is also a comfortable double room with a rear-facing window, radiator, data point and pleasant views across the field beyond.

Bathroom

Fitted with a three-piece suite comprising a bath with thermostatic shower over, pedestal wash basin and low flush WC. Finished with tiled flooring, tiled splashbacks, downlights, white heated towel rail and privacy window, it is both practical and neatly presented.

Outside

To the front, the property benefits from dual parking on a block-paved driveway leading to the garage, with a lawned area having a blossom tree, pathway to the rear and mature shrubbery adding kerb appeal. The garage, finished in a complementary light green to match the front door, provides useful storage or parking.

The rear garden enjoys a desirable south-facing aspect and is mainly laid to lawn with patio seating areas, painted panel fencing and pathways to both sides, with a timber gate providing access to the front. Nearby, there is also a play area along with a fenced pond, adding to the appeal of the location for families.







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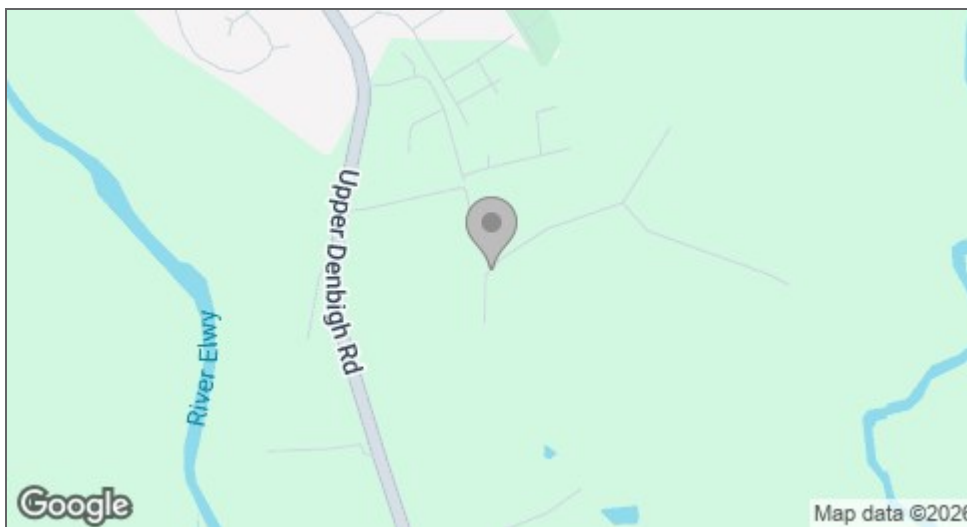
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) 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.

