

MONOPOLY[®]

BUY ■ SELL ■ RENT



19 Rhodfa Tegid, St. Asaph – LL17 0EQ

£270,000 Freehold

MONOPOLY BUY SELL RENT are pleased to offer for sale this beautifully presented family home, providing spacious and modern accommodation throughout. The property features a welcoming entrance hall, a stylish kitchen diner with integrated appliances, and a generous lounge with built-in storage, electric fireplace and doors opening onto the rear garden. The home offers three well-proportioned bedrooms, including a master bedroom with en suite, along with a contemporary family bathroom and a convenient ground floor WC. Externally, the property benefits from a well-maintained rear garden with patio, lawn and shed, ideal for both relaxing and entertaining. Situated in the sought-after area of St Asaph, the property is close to excellent schools, with local amenities just a short walk away, making it an ideal choice for families and professionals alike!

Council Tax band: C





Entrance

Dimensions: 1.96 x 2.71 (6'5" x 8'10"). A welcoming, carpeted entrance hall featuring a high ceiling, radiator and cloak cupboard. A composite front door with tall glazed panels allows in plenty of natural light, with access to the lounge, kitchen diner and ground floor WC.

Kitchen Diner

Dimensions: 4.20 x 3.25 (13'9" x 10'7"). A modern and well-appointed kitchen diner with tiled flooring, grey cabinetry and white speckled worktops. Integrated appliances include a fridge freezer, washing machine and dishwasher, alongside a stainless steel sink and an oven with grill, induction hob and extractor hood. The boiler is neatly concealed within matching units. Three double-glazed windows overlook the front of the property, complemented by downlights, under-cabinet lighting and a feature drop-down light.

Lounge

Dimensions: 5.06 x 4.44 (16'7" x 14'6"). A spacious, carpeted lounge with a high ceiling and decorative coving. Features include built-in storage and TV unit, two radiators, a rear-facing double-glazed window and twin composite doors with glazed panels opening onto the garden. Carpeted stairs rise to the first floor, with an under-stairs storage cupboard.

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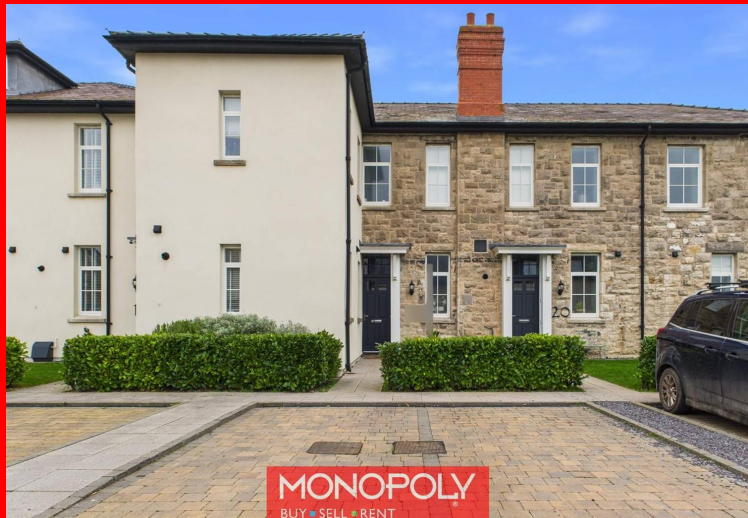
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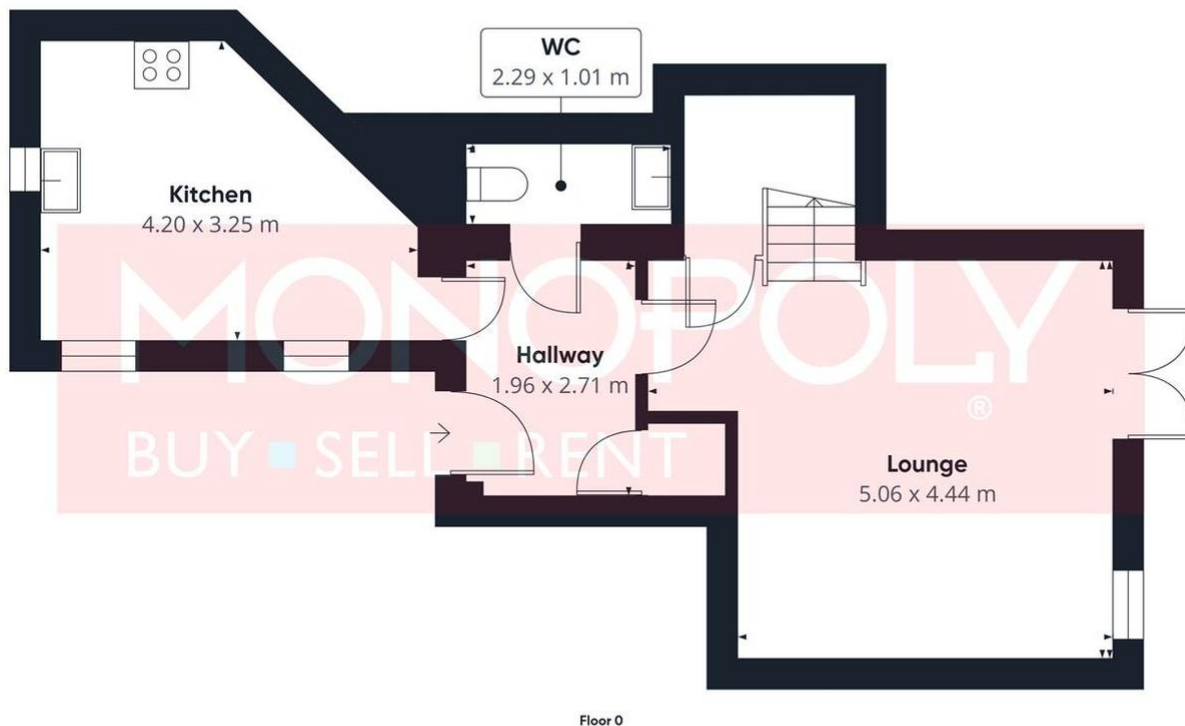
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Approximate total area⁽¹⁾
45.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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