



## Rhodfa Tegid, , St. Asaph LL17 0EQ

### £270,000

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!

- Three Bedroom Terraced
- Ample Off Road Parking
- EPC C
- Spacious Family Lounge
- Close to Local Amenities
- Freehold
- Enclosed Rear Garden
- Excellent Schools Nearby
- Council Tax Band C



## Entrance

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

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

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 understairs storage cupboard.

## WC

2.29 x 1.01 (7'6" x 3'3")

A stylish ground floor WC with tiled flooring, radiator, stainless steel sink set within white cabinetry above and below, and a concealed-style toilet with additional storage above.

## Landing

1.08 x 4.04 (3'6" x 13'3")

A carpeted landing with radiator, painted balustrade and wooden handrail. Provides access to all bedrooms, the family bathroom and two additional storage cupboards.

## Master Bedroom

6.44 x 2.76 (21'1" x 9'0")

A generously sized double bedroom with carpeted flooring, double-glazed windows to the front and side, built-in wardrobes with overhead storage, radiator and a fitted vanity desk.

## En Suite

2.71 x 0.94 (8'10" x 3'1")

A modern en suite with tiled flooring and partially tiled walls. Includes a waterfall shower with folding glass screen, chrome towel rail, shaver socket, extractor fan and downlighting.



## Bedroom 2

3.04 x 2.64 (9'11" x 8'7")

A carpeted double bedroom with high ceiling, built-in wardrobes, rear-facing double-glazed window and radiator.

## Bedroom 3

3.07 x 1.79 (10'0" x 5'10")

A further carpeted bedroom featuring a high ceiling, built-in wardrobe, rear-facing double-glazed window and radiator.

## Bathroom

2.79 x 1.69 (9'1" x 5'6")

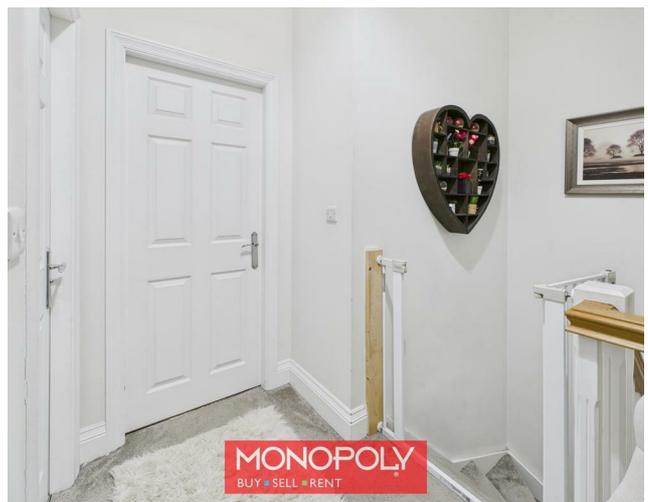
A contemporary family bathroom with tiled flooring and partially tiled walls. Comprises a bath with shower overhead and glass splash screen, chrome towel rail, shaver socket, extractor fan, downlights and an obscure double-glazed window to the front.

## Garden

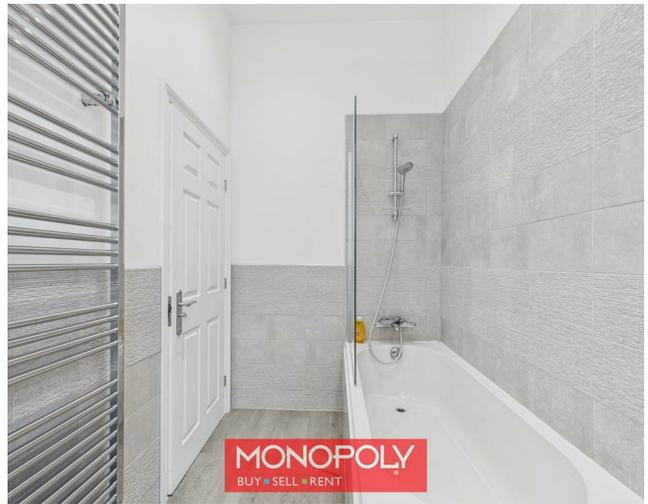
An attractive rear garden featuring a block-paved patio, small lawn and slate-chip borders. Enclosed by wooden panel fencing with a high wooden gate providing rear access for bins. Includes a wooden garden shed with corrugated roof, two doors and three windows.

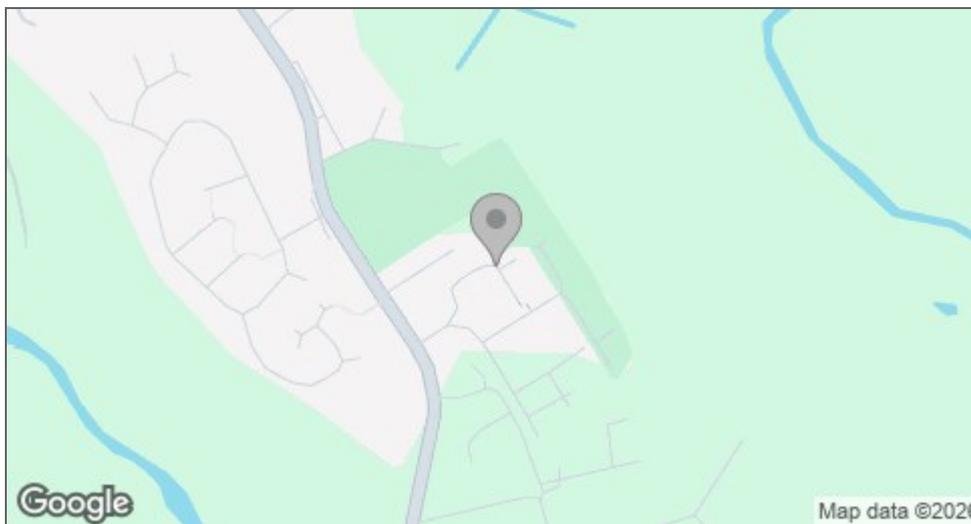
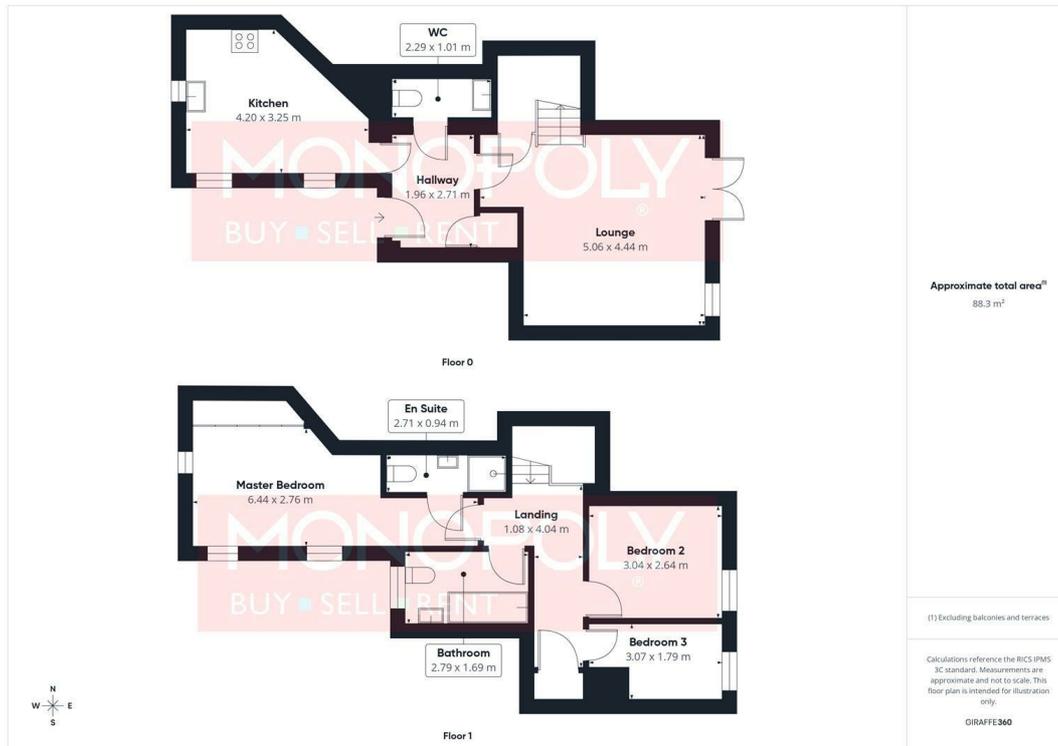












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

