



28 Rhodfa Clawdd Offa, Denbigh - LL16 4RJ

£299,950 Freehold

MONOPOLY BUY SELL RENT are pleased to offer for sale with NO ONWARD CHAIN this well-presented three-bedroom detached home, located on the popular Rhodfa Clawdd Offa development. Offering spacious and modern accommodation throughout, the property is ideal for families, first-time buyers or those seeking a well-balanced home with practical living space, off-road parking, garage and an enclosed rear garden.

The accommodation comprises an entrance porch, living room, kitchen diner, downstairs WC, three double bedrooms, master en suite and family bathroom. Externally, the property benefits from block-paved off-road parking for two vehicles, an integral garage and an attractive two-tiered rear garden with patio, lawn and raised sleeper borders. The master bedroom also enjoys pleasant glimpses towards the Clwydian Range from the front elevation.

Entrance Hall

4' 4" x 4' 11" (1.31m x 1.49m)

A composite front door opens into this welcoming entrance hall, which features heavy-duty ribbed carpet, a radiator, hooks to hang coats, and a door opening into the living room.

Living Room

15' 2" x 11' 9" (4.63m x 3.59m)

A spacious and well-presented living room with wood-effect flooring and a double-glazed window overlooking the front of the property. Ample space for a large corner sofa, room for storage furniture and a wall-mounted television, with two radiators. A turned staircase rises to the first floor, with doors leading to the kitchen diner and downstairs WC.

Cloakroom

4' 6" x 3' 1" (1.38m x 0.95m)

A convenient ground-floor cloakroom fitted with a close-coupled toilet and a pedestal wash basin. Finished with tiled splashback, wood-effect flooring, a radiator, light and extractor fan.

Kitchen Diner

20' 11" x 8' 11" (6.37m x 2.73m)

A generously sized kitchen diner, fitted with modern off-white units, stone-effect worktops and a stainless steel sink positioned beneath a double-glazed window overlooking the rear garden. Integrated appliances include an eye-level oven and grill, tall fridge freezer and gas hob with stainless steel extractor hood above, complemented by a modern coloured acrylic splashback. Space for a washing machine, radiator, ample room for a large dining table. French doors open directly onto the rear garden, making this an excellent space for family meals, entertaining and everyday living.

Landing

7' 4" x 6' 10" (2.24m x 2.09m)

A convenient ground-floor cloakroom fitted with a close-coupled toilet and a pedestal wash basin. Finished with tiled splashback, wood-effect flooring, a radiator, light and extractor fan.

Master Bedroom

18' 11" x 10' 0" (5.77m x 3.04m)

A generous double bedroom, finished with carpeted flooring and offering a dedicated dressing area with triple fitted wardrobes having mirrored sliding doors. Two windows overlook the front of the property with pleasant views of the Clwydian Range. A door leads through to the private en suite.

Master En Suite

8' 3" x 3' 11" (2.51m x 1.20m)

Fitted with a three-piece suite comprising a close-coupled WC, a pedestal wash basin with tiled splashback and a shower enclosure features a thermostatic shower with sliding doors and tiled surround. Additional benefits include a chrome heated towel rail, extractor fan, wood-effect flooring and privacy window.

Bedroom 2

10' 9" x 8' 11" (3.27m x 2.73m)

A good-sized double room with carpeted flooring, space for storage cupboards and a double-glazed window overlooking the rear garden, with radiator beneath.

Bedroom 3

9' 9" x 8' 10" (2.97m x 2.70m)

A double bedroom featuring carpeted flooring, a radiator, and ample space for additional storage, with a double-glazed window overlooking the rear of the property with a radiator beneath.

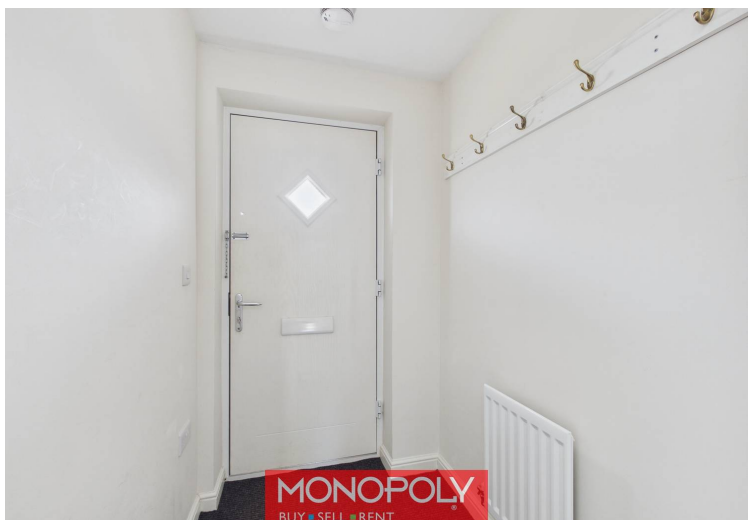
Bathroom

6' 11" x 6' 4" (2.10m x 1.92m)

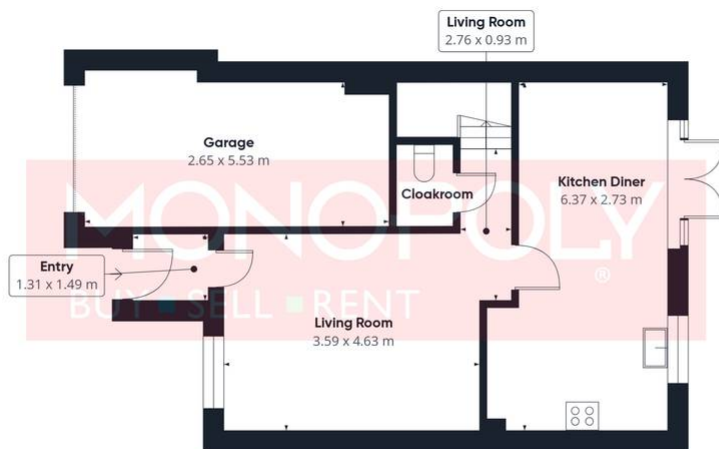
A well-appointed three-piece bathroom suite comprising a close-coupled WC, pedestal wash basin with mixer tap and a full-size bath with thermostatic shower over and shower screen. Wood-effect flooring, a chrome heated towel rail and a privacy window to the side with sill.



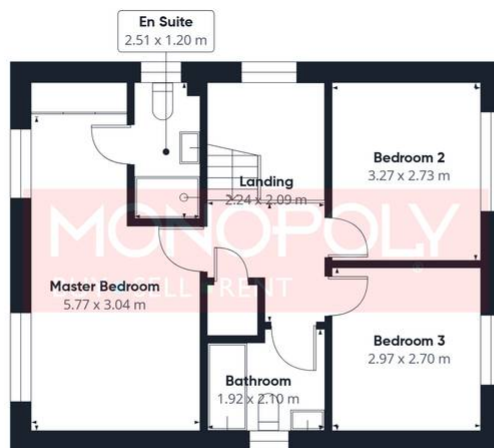








Floor 0



Floor 1



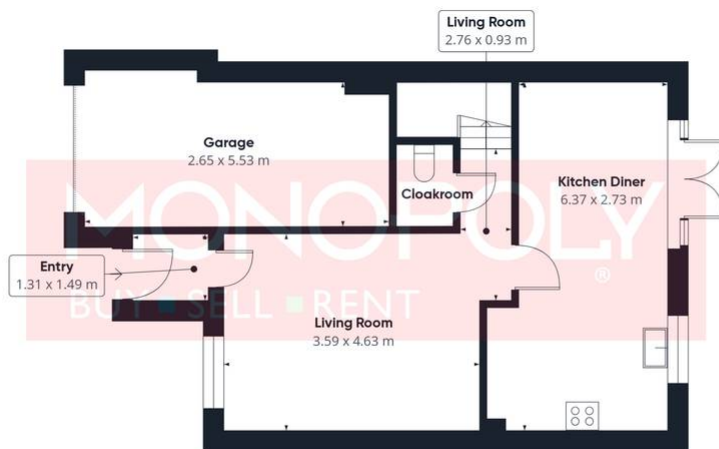
Approximate total area⁽¹⁾
103.8 m²

(1) Excluding balconies and terraces

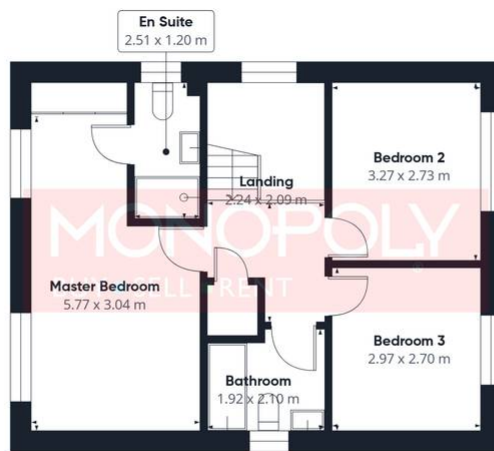
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.



Floor 0



Floor 1



Approximate total area⁽¹⁾
103.8 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.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.