

28 Rhodfa Clawdd Offa

Denbigh

Offers Over

£280,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Set within a modern estate on the edge of Denbigh, this three-bedroom detached home, with space for family life inside and out. Built by Castle Green Homes in 2021, it is just five years old, offering a large kitchen diner for gathering together, three double bedrooms and a generous garden for everything from morning coffees to summer barbecues.

The lounge provides a welcoming place to unwind after a busy day. Picture cosy evenings on the sofa, family film nights or a peaceful Sunday morning before the rest of the household wakes.

To the rear, the large kitchen diner is a natural gathering place, overlooking the garden and keeping everyone connected. There's room for family meals, homework at the table while dinner cooks, and friends lingering over a coffee. Whether you're preparing a quick weekday tea or getting everyone together for Sunday lunch, this is a space to enjoy being at home.

A downstairs WC adds everyday convenience, while the garage provides useful space for storage, bikes and the belongings that come with family life.

Upstairs, all three bedrooms are doubles, giving you flexibility for a growing family, visiting guests or working from home. The main bedroom benefits from fitted wardrobes and its own en suite shower room, creating a comfortable retreat at the end of the day.

The family bathroom has a bath with a shower over, offering the choice of a quick morning shower or a long evening soak. A handy storage cupboard on the landing keeps spare bedding and towels neatly tucked away.

Outside, the generous rear garden is arranged over two tiers, with a patio and grassed area creating different spaces to enjoy. Imagine summer meals outdoors, children playing on the lawn or a weekend spent planting and pottering. There's scope to make it your own, whether that means colourful borders, a vegetable patch or a favourite chair in which to sit with a book.

To the front, there is parking for two vehicles, with potential to extend the parking area, subject to any necessary consents.

The edge-of-town location brings a lovely balance to everyday life. Denbigh's historic streets, independent shops, cafés and castle give you places to explore, while supermarkets, local schools and leisure facilities cater for the weekly routine. The surrounding Vale of Clwyd offers opportunities for countryside days out, with road connections towards Ruthin, St Asaph and the A55 for journeys further afield.

With three proper double bedrooms, sociable living space and a garden to grow into, this is a home ready for its next chapter.









No onward chain

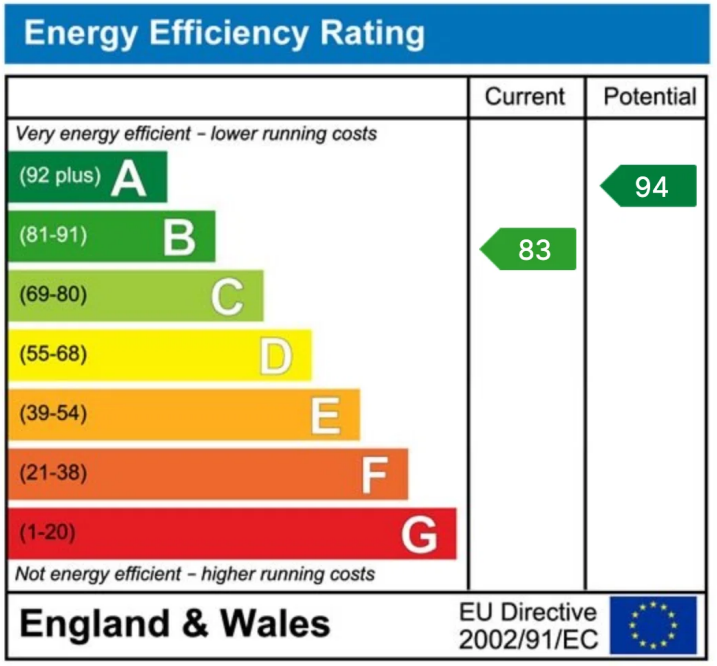
1. Three-bedroom detached home in Denbigh
2. Built in 2021 by Castle Green Homes, just five years old
3. Modern estate location on the edge of Denbigh
4. Three double bedrooms offering flexible family accommodation
5. Main bedroom with fitted wardrobes and en suite shower room
6. Large kitchen diner overlooking the rear garden
7. Separate lounge and convenient downstairs WC
8. Family bathroom with shower over bath, plus upstairs storage
9. Generous two-tier rear garden with patio and lawn
10. Garage and a driveway (parking for two), with potential for additional parking







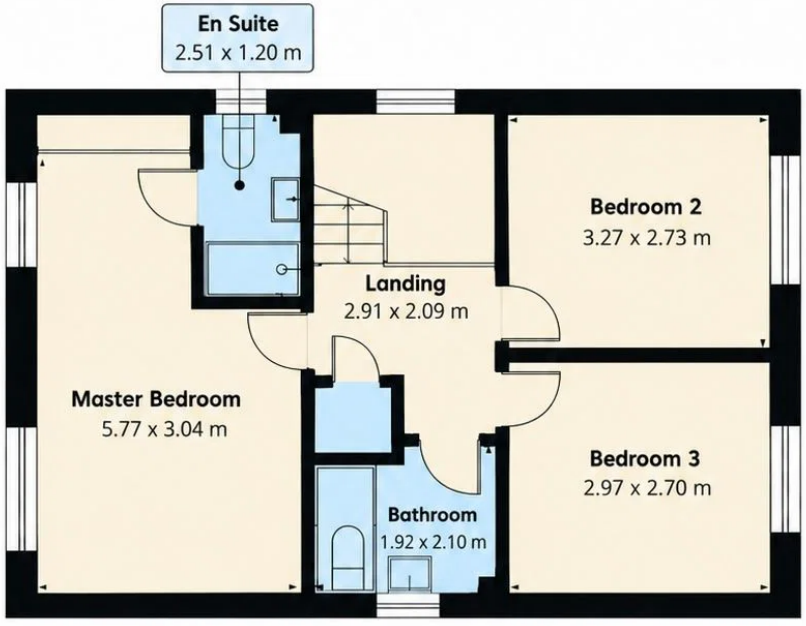



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
83
94
England & Wales
EU Directive 2002/91/EC





Floor 0



Floor 1





Signature Property Partners - Kelly Young

82 Water Lane Wilmslow SK9 5BB

07704 486 061

kelly.young@signaturepp.co.uk

https://signaturepropertypartners.co.uk/