

Property Details

18 Pendyffryn Road, Rhyl,
Denbighshire, LL18 4RU

Offers in Excess of **£340,000**



Property Photos

18 Pendyffryn Road, Rhyl, Denbighshire, LL18 4RU

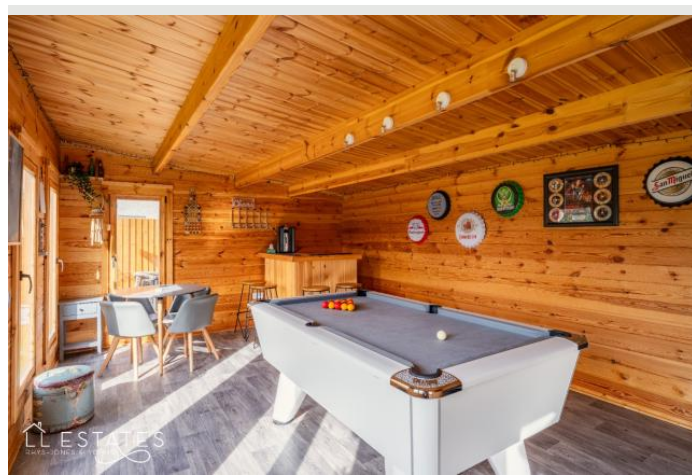


Creation Date

11/02/2025

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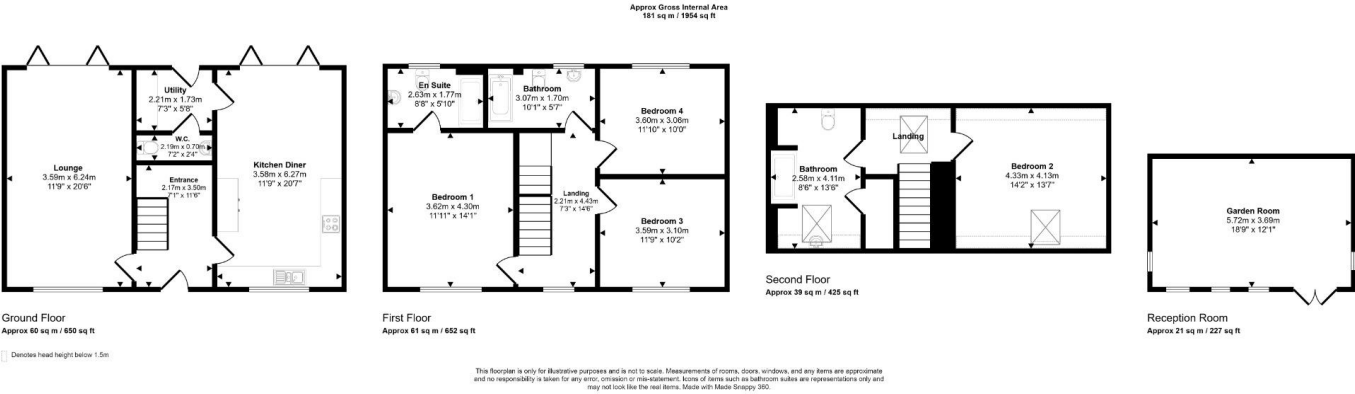


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Property Floor Plans

18 Pendyffryn Road, Rhyl, Denbighshire, LL18 4RU



Property Info

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Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
3
Receptions
2
Tenure Type
Freehold
Floor Area
1743
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Central, Double Glazing, Gas Central, Underfloor Heating, Electric Mains
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Offers in Excess of

Price

£340,000

Land Size

Less than an acre

Age of Property

Modern Minimalist

Year Built

2021

New Home

No

Property Features

18 Pendyffryn Road, Rhyl, Denbighshire, LL18 4RU

Feature 1

Newly Built 3 Years Ago

Feature 2

Spacious Family Home

Feature 3

Four Double Bedrooms

Feature 4

Over Three Floors With Master Suite & Bathroom To Top Floor

Feature 5

Bi Folding Doors From Kitchen & Lounge Onto Rear Gardens

Feature 6

Large Garden With Garden Room- Ideal Bar/ Games Room Or Home Office,

Feature 7

Large Driveway For Multiple Vehicles To The Side & Garage Plus Electric Car Charging Point

Feature 8

Utility Room & Wc

Feature 9

Set Back Off The Main Road

Feature 10

Epc Rating B

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Property Description

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Light& Spacious 4-Bedroom Family Home with Garden Room& Garage in Rhyl.

Light & Spacious 4-Bedroom Family Home with Garden Room & Garage in Rhyl.

If you're looking for a stylish and modern family home, then look no further than this stunning property located on Pendyffryn Road in Rhyl, set back in an exclusive development. This newly built house offers four double bedrooms, three bathrooms, and two reception rooms, providing ample space for your growing family.

One of the major highlights of this property is its spaciousness, which is evident throughout the three floors. The ground floor is home to a large lounge with bi-folding doors that open onto the rear gardens, creating a seamless transition from indoor to outdoor living. The kitchen also features bi-folding doors that lead to the garden, allowing natural light to flood in. Off the kitchen is a utility room and WC.

The master suite, along with a luxurious shower room, is located on the top floor, creating a private sanctuary. The three remaining double bedrooms are also generously sized and offer plenty of space, located on the 1st floor. One having an ensuite shower room and a family bathroom services the two remaining double bedrooms.

This property also boasts a fantastic garden room, which provides flexibility for various uses. Whether you have dreamt of having your own bar, a games room for entertaining friends and family, or a home office for remote working, this versatile space will meet your requirements. The large gardens complete the property and the perfect setting for outdoor relaxation or hosting summer gatherings.

For those who own electric vehicles or are planning to make the switch in the future, you'll be pleased to know that this property features an electric car charging point near the garage. This forward-thinking addition ensures that you'll always be ready to hit the road without worrying about driving range limitations. Practicality has also been considered in the design of this home. A large driveway to the side provides parking for multiple

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vehicles, making it convenient for you and your family to come and go.

The location of this property is another great feature. Situated set back off the main road, it provides a peaceful and quiet living environment away from the hustle and bustle while still being close to essential amenities. Local shops, schools, leisure facilities—including leisure centre, playing fields and tennis courts, and public transport links are all within easy reach, ensuring that you have everything you need within a short distance.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and start the next chapter of your life in this spacious and modern 4-bedroom family home in Rhyl.

Measurements:

Entrance Hall: 3.50m x 2.17m

Kitchen/Diner: 6.27m x 3.58m

Lounge: 6.24m x 3.59m

Utility: 2.21m x 1.73m

WC: 2.19m x 0.70m

Bedroom Two: 4.30m x 3.62m

Ensuite: 2.63m x 1.77m

Bedroom Three: 3.59m x 3.10m

Bedroom Four: 3.60m x 3.06m

Bathroom: 3.07m x 1.70m

2nd Floor:

Spacious landing

Master Suite: 4.33m x 4.13m

Bathroom: 4.11m max x 2.58m

Parking & Gardens: Drive to the side with garage and electric charging point

Spacious lawned rear garden with a patio area, hot tub and fantastic garden room with power and light.

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Access: The approach to the property is a shared driveway.

Tenure: Freehold

Services: Water is metered. Mains gas, electric and drainage.

There is underfloor heating throughout the ground floor which is on four separate zones.

Boiler info: Combination boiler located in the utility room. With a 10 year guarantee.

Property Age: Built in 2021 has a 10 year warranty.