



## Rhodfa Maen Gwyn, Rhyl - LL18 4JD

£160,000 Freehold

A spacious three-bedroom home offering excellent potential throughout, located in a quiet cul-de-sac with no passing traffic.

The ground floor features a generous kitchen, separate dining area, and a bright lounge with large front window and electric fireplace. Upstairs includes three bedrooms, two doubles and a single plus a modern shower room with walk-in shower and heated towel rail.

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## Entrance Hall

### Lounge

11' 2" x 14' 10" (3.40m x 4.52m)

This lounge features a large front-facing window that fills the room with natural light. It has a wall-mounted electric fireplace, neutral wallpaper, and a patterned carpet. Though dated, the space offers great potential for modernisation.

### Kitchen/Dining

14' 2" x 8' 8" (4.32m x 2.64m)

This is a traditional kitchen with wooden cabinets, vinyl flooring, and a freestanding oven. It includes a dining area with a large window and understairs storage. The space is functional but could use some modern updates.



### Main Bedroom

8' 3" x 13' 2" (2.51m x 4.01m)

This main bedroom features a large window overlooking the garden, providing ample natural light. A radiator is positioned beneath the window. It offers a spacious layout with plenty of potential for customisation.





### Bedroom Two

8' 4" x 10' 7" (2.54m x 3.23m)

Bedroom 2 is a bright and spacious room with a large window allowing for plenty of natural light. It includes built-in sliding wardrobes with mirrored doors, providing ample storage and enhancing the sense of space.

### Bedroom Three

5' 11" x 7' 10" (1.80m x 2.39m)

Bedroom 3 is a compact room featuring a window that allows in natural light and a radiator beneath for warmth. Ideal as a single bedroom, nursery, or home office.

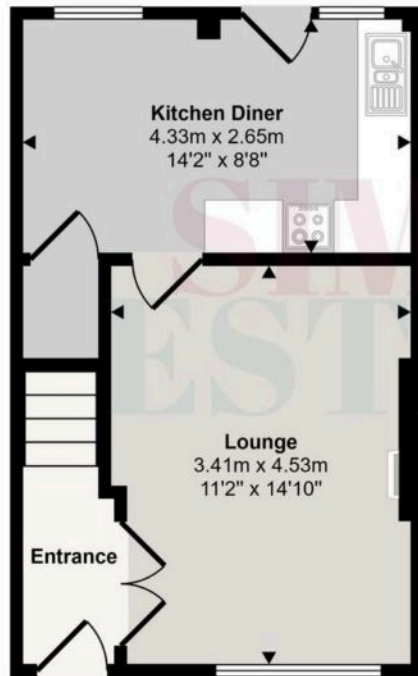
### Shower Room

5' 10" x 5' 5" (1.78m x 1.65m)

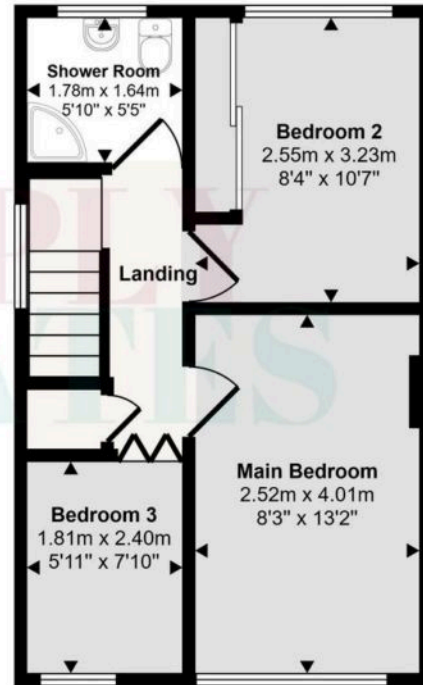
The shower room is modern and well-presented, featuring a glass-enclosed shower, a stylish vanity unit with a basin, and a contemporary heated towel rail. The space is bright and functional, with tiled walls and a frosted window providing privacy and natural light.



Approx Gross Internal Area  
65 sq m / 702 sq ft



Ground Floor  
Approx 32 sq m / 345 sq ft



First Floor  
Approx 33 sq m / 357 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This private rear garden provides a tranquil and secluded space, perfect for unwinding or entertaining. At its heart stands a beautiful mature pear tree, offering dappled shade in summer and a touch of seasonal charm. Surrounded by greenery, the garden feels calm and inviting—ideal for families, gardeners, or those simply seeking a peaceful outdoor escape.

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