



58 Ffordd Anwyl, Rhyl - LL18 4JW

£318,500 Freehold

With no onward chain, step inside and discover a welcoming home designed for modern family life. It flows beautifully with stylish finishes and flexible spaces, from morning coffee in the kitchen to cosy evenings in the lounge and weekends in the garden. From the moment you arrive, the generous driveway and smart brick exterior create a strong first impression, setting the tone for the quality found throughout.

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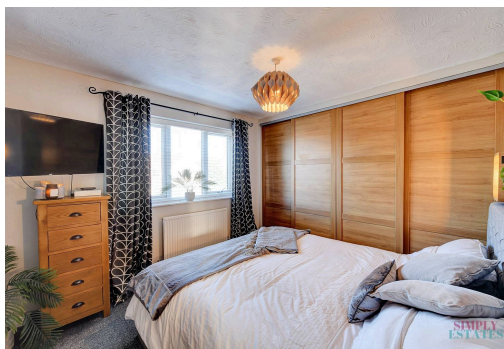
Inside, the layout flows effortlessly: a cosy lounge offers the perfect retreat, while the private office provides a quiet spot to work or study. The open-plan kitchen and dining area form the heart of the home, featuring sleek units, a stylish island and integrated appliances. Skylights and bi-fold doors fill the space with natural light and open onto the decked entertaining area, ideal for socialising and relaxed family gatherings.

The south facing garden is a true showstopper, designed for year-round enjoyment with a covered bar, built-in BBQ, hot tub and multiple seating zones, providing a perfect setting for summer evenings or cosy winter nights.

Upstairs, the well-presented bedrooms include fitted wardrobes and are complemented by two modern bathrooms with contemporary finishes. With high-end design, flexible living spaces and superb indoor-outdoor flow, this home is an outstanding choice for modern family living.



- › No Onward Chain
- › Modern Open Plan Kitchen, Dining and Living Area
- › Integrated Kitchen Appliances
- › Bi-fold Doors To Garden
- › Spacious Driveway For Multiple Vehicles
- › Luxurious Hot Tub
- › Outdoor Bar Area
- › Utility Room With W.C.
- › EPC C

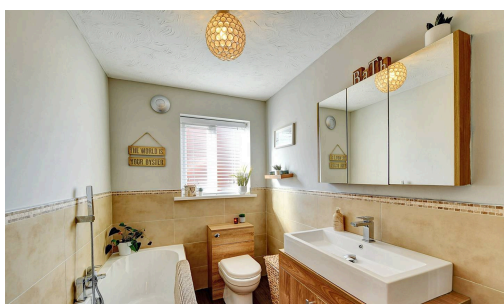


Council Tax band: D

Tenure: Freehold

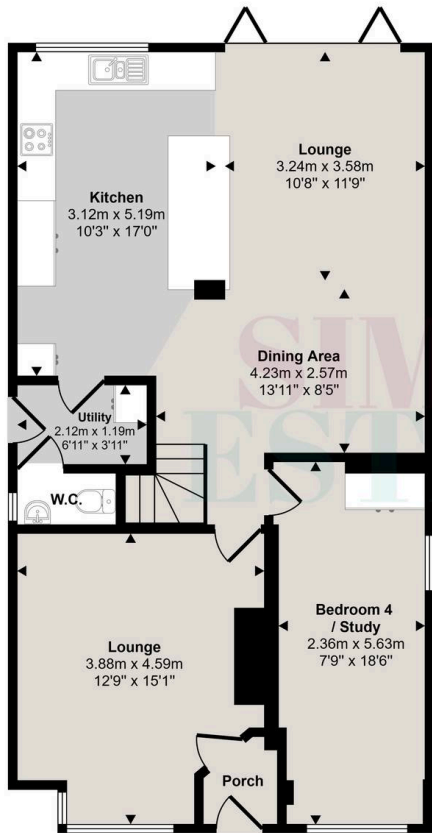
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

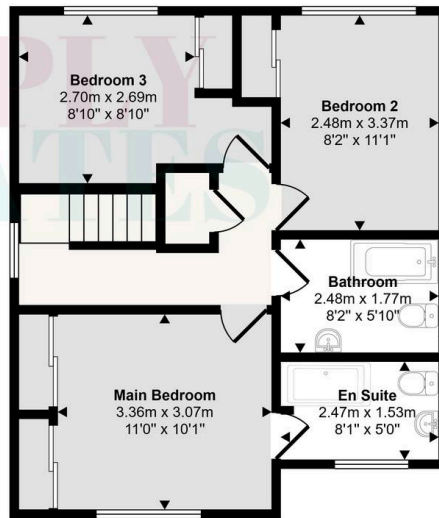




Approx Gross Internal Area
127 sq m / 1372 sq ft



Ground Floor
Approx 78 sq m / 843 sq ft



First Floor
Approx 49 sq m / 528 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.

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