



30 Maes Alarch

Rhewl, Mostyn, CH8 9QA

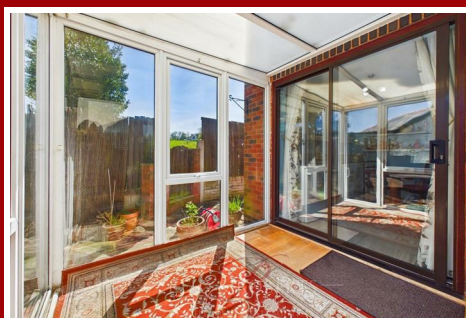
Offers In The Region Of £155,000



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Accommodation Comprises

The home is entered through a wood effect UPVC front door with a decorative glazed panel, opening into

Entrance Hall

The hallway includes a radiator, smoke alarm, fuse box, and power points, complemented by attractive wood-effect laminate flooring. A staircase with handrail rises to the first floor, with a door providing access through to the lounge.

Lounge

Positioned at the front of the property and enjoys plenty of natural light through a wood effect UPVC double-glazed window and features wood-effect laminate flooring, an attractive fireplace with an electric fire, creating a warm and comfortable focal point. Additional features include wall lighting, power points, a radiator, and a wall-mounted thermostat. A useful under-stairs storage cupboard is accessed from the lounge, offering excellent additional space with built-in shelving, lighting, and power.

Kitchen / Diner

The kitchen is fitted with a contemporary range of wall and base units, incorporating pull-out drawers and integrated storage solutions, complemented by stylish worktop surfaces and attractive tiled splashbacks. An integrated stainless steel sink with mixer tap over and tempered glass surround and drainer is set beneath a wood-effect UPVC double glazed window overlooking the rear garden, allowing natural light to flood the space.

Further benefits include an integrated dishwasher along with designated spaces for a washing machine, oven under-counter fridge, and freezer. Additional features comprise a stainless steel chimney-style extractor hood, wall-mounted gas combi boiler, radiator, power points, and tiled flooring for practicality. The kitchen flows seamlessly through sliding patio doors into the conservatory, further enhancing the sense of space and light throughout the ground floor.

Conservatory

The conservatory provides a versatile additional living space, constructed with UPVC double glazing to all sides and a

polycarbonate roof. Flooded with natural light, it offers an excellent connection to the rear garden through a UPVC door. Finished with wood effect laminate flooring, it can easily be used as a dining area, relaxation space, or further sitting room.

First Floor Accommodation

Stairs with handrails lead up to:

Landing

Featuring loft access, a smoke alarm, and a power point. From here, doors provide access to both bedrooms and the family bathroom.

Bathroom

The bathroom is fitted with a modern three-piece suite comprising a WC, a pedestal sink basin with mixer tap over, and a P-shaped panelled bath with taps and a wall-mounted electric shower above. A glass shower screen with towel rail completes the bathing area. The room is fully tiled to both walls and flooring, and also benefits from a chrome towel radiator, extractor fan, and a frosted wood effect UPVC double-glazed window to the rear elevation.

Bedroom One

Is a particularly spacious and bright room, featuring two wood effect UPVC double-glazed windows to the front elevation. These windows allow for an abundance of natural light and offer pleasant views over the front of the property and towards the adjacent open field. The room includes a radiator, power points, and ample space for bedroom furniture. A built-in cupboard with shelving provides useful additional storage for items such as bedding and towels.

Bedroom Two

The second bedroom is a well-proportioned double, enjoying views over the rear garden through a wood-effect UPVC double-glazed window, with far-reaching outlooks towards the Dee Estuary. The room benefits from a radiator, power points, and ample space for bedroom furniture, making it a versatile space ideal as a bedroom, guest room, or home office.

External

The front of the property is approached via a driveway

providing off-road parking for two vehicles and a front garden area featuring a traditional red brick dwarf wall with a raised soil bed, planted with established shrubs and greenery, creating an attractive and welcoming approach. A side gate and paved path provides access to the rear. The rear garden is fully paved for ease of maintenance and is ideal for outdoor seating and al fresco dining. The space is enclosed and has a wooden shed providing storage, which could be removed if additional garden space is desired.

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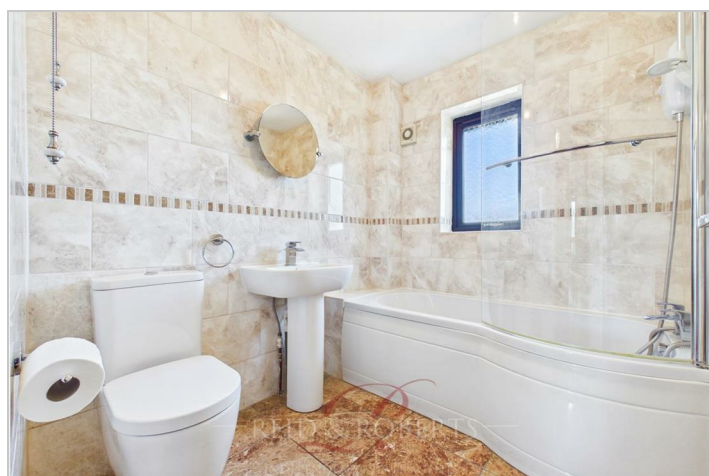
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Road Map



Hybrid Map



Terrain Map



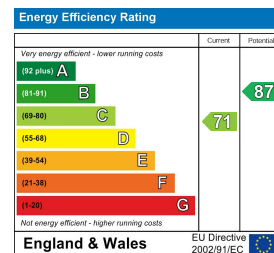
Floor Plan



Viewing

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Energy Efficiency Graph



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