



Llanfair Road, Ruthin LL15 1BU

£225,000

Monopoly Buy Sell Rent are pleased to offer for sale this deceptively spacious three storey, three double bedroom mid terraced townhouse located on the sought after Llanfair Road, within walking distance of all local amenities set in the historic market town of Ruthin. Ruthin, Denbighshire has been named as the Best Place to Live in Wales in the annual Sunday Times Best Places to Live Guide 2023.

In brief, the property comprises an entrance porch, dining room, lounge, kitchen, downstairs WC, three double-sized bedrooms a large family bathroom, master en suite, 2nd floor WC & shower, with a further reception room and a cellar! A generous walled garden to the rear that is private and enclosed, VIEWING IS ESSENTIAL TO APPRECIATE THIS CHARMING AND SPACIOUS PROPERTY.

OFFERED FOR SALE WITH NO ONWARD CHAIN

- Mid Terraced Townhouse
- Three Double Bedrooms
- Private & Enclosed Rear Garden
- No Onward Chain
- Council Tax Band D
- Deceptively Spacious
- Two Reception Rooms
- Walking Distance to Town Amenities
- Freehold Property
- VIRTUAL TOUR AVAILABLE



Entrance Porch

1.24 x 1.18 (4'0" x 3'10")

A timber front door opens into this useful entrance porch with space to hang your coats, lighting, a double-glazed picture window overlooks the front of the property, tiled flooring and a timber door that leads you into the dining room.

Dining Room

3.48 x 3.20 (11'5" x 10'5")

An open-plan dining room with a newly laid carpet having a large colonial-style double-glazed window overlooking the front of the property bringing in plenty of natural light. Built-in cupboard and shelves in the recess and an arch leads you to the inner hallway.

Lounge

5.60 x 3.11 (max) (18'4" x 10'2" (max))

A generous living room with newly laid carpets and a large sliding patio door that overlooks the rear garden. There is a recess that has storage shelves, two wall lights, two radiators, and a timber door that leads you down to the cellar.

Kitchen

A long kitchen fitted with a range of wall, drawer, and base units with wood effect laminate worktops, sink with mixer tap, eye-level electric oven and grill, electric hob with extractor fan over and tiled splash backs. Voids for white goods, tiled flooring, cat flap and space for a dining table. UPVC double glazed window and door overlooks and opens out to the rear garden.

Downstairs WC

1.36 x 0.88 (4'5" x 2'10")

Wood effect vinyl flooring, WC and wall mounted sink with timber built storage cupboard underneath.

Landing

Carpeted stairs with a timber rail leads you up to the first-floor landing with a radiator and original timber doors leading to most rooms.

Master Bedroom

4.46 x 3.08 (14'7" x 10'1")

A good-sized master bedroom with the original timber floor and stone hearth, radiator, an open arch leads you to the master en suite and a large double-glazed window overlooks the rear garden.

Master En Suite

2.33 x 1.66 (7'7" x 5'5")

Fitted with a shower cubical having a sliding door and a thermostatic shower with a bowl wash basin sat on a timber storage cupboard, towel radiator and tiled flooring, an open archway leads you into the master bedroom.



Bedroom 2

3.76 x 3.58 (max) (12'4" x 11'8" (max))

Newly carpeted double bedroom with a double glazed window overlooking the front of the property with a large radiator, built-in cupboard housing the water tank and a recess in the wall.

Family Bathroom

3.71 x 2.17 (max) (12'2" x 7'1" (max))

A spacious bathroom fitted with a three-piece suit comprising a low flush WC, pedestal wash basin and a full-size jacuzzi bath with a bath shower mixer tap, towel rail, tiled splashbacks and wooden flooring. Fabulous view through the double-glazed window overlooking the rear of the property.

2nd Floor Reception Room

3.73 x 3.13 (max) (12'2" x 10'3" (max))

A timber door and carpeted stairs lead you up to this second-floor reception room with stripped floorboards, exposed beam, built-in storage cupboard, radiator, and a double-glazed window with a deep sill a perfect place to sit and enjoy the views of the Clwydian hills.

Bedroom 3

3.73 x 3.53 (max) (12'2" x 11'6" (max))

A generous 3rd bedroom with stripped wooden floorboards, exposed beam a double-glazed window with sill overlooks the front of the property enjoying views over Ruthin rooftops and steeple towards open countryside.

WC & Shower

1.06 x 0.76 (3'5" x 2'5")

With stripped floorboards, lighting and an extractor fan, next door is a shower cubical housing an electric shower, walled mirror, and tray.

Cellar

4.60 x 2.94 (max) (15'1" x 9'7" (max))

Accessed by the timber door in the lounge and a locked timber door from the side passage. Stone steps lead down to the cellar with lights, concrete flooring, and stone walls, which houses the gas boiler.

Rear Garden

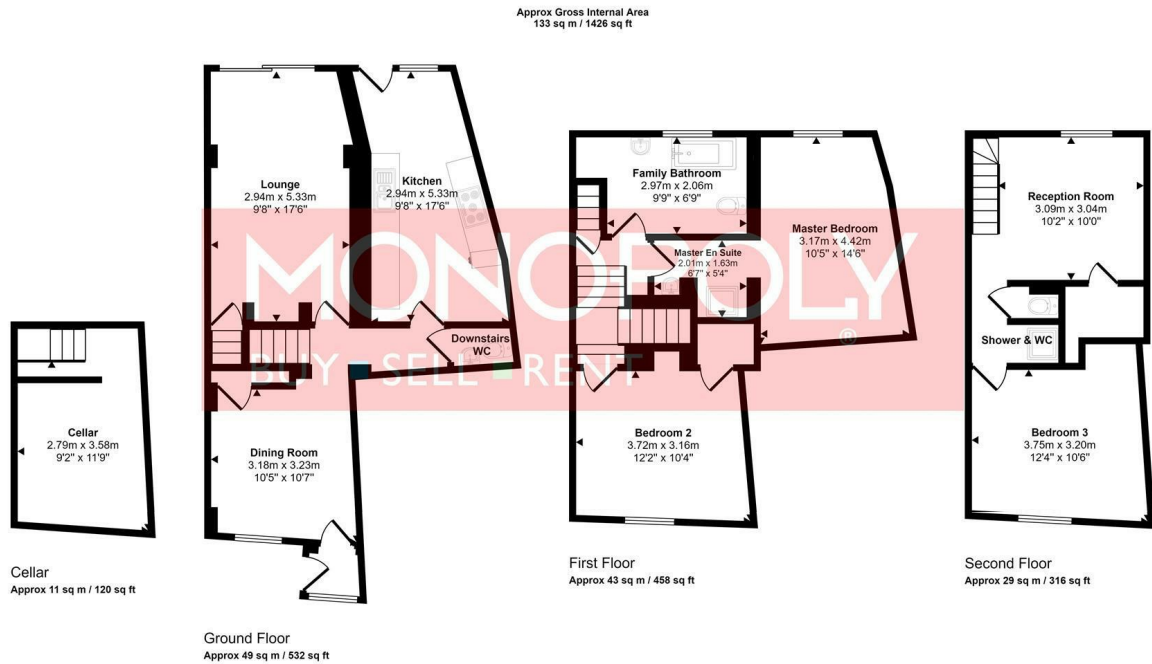
A generous walled garden which is private and enclosed with a slab patio area, a lawn area with colourful borders and a further patio area housing a timber summer house. A wooden gate leads you to a shared access alleyway down the side of the property.



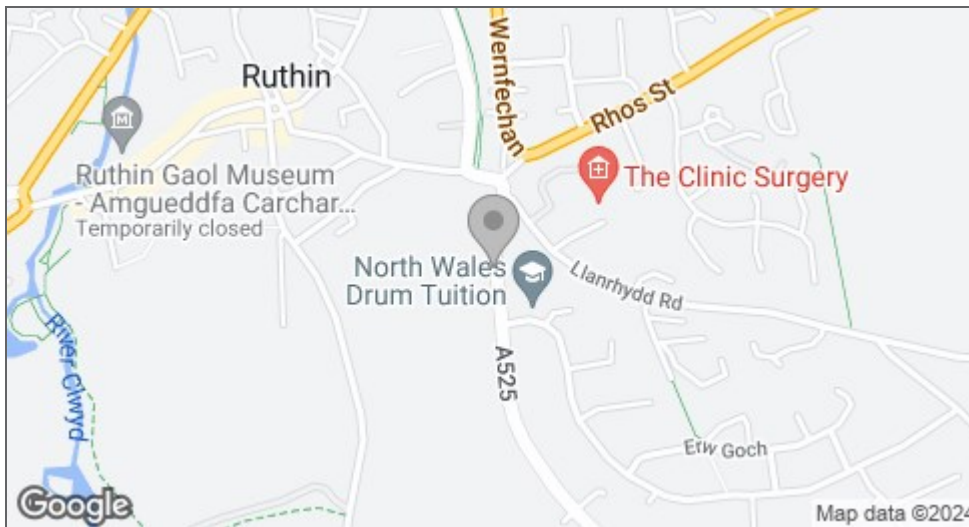








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

