



## Parc Y Llan, Ruthin LL15 2YL Offers In The Region Of £250,000

Monopoly Buy Sell Rent are pleased to offer this extended 4-bedroom property in the sought-after cul de sac of Parc Y Llan in Llanfair Dyffryn Clwyd. The property briefly comprises of lounge, kitchen, dining room, study, 4 bedrooms and a family bathroom. The house has been well-maintained and tastefully decorated throughout. Just 2 miles from the market town of Ruthin, the village is very popular with an excellent primary school, quaint village pub and village hall which hosts an array of activities for all ages.

VIEWING HIGHLY RECOMMENDED

- 4 Bedroom Extended End Terrace Property
- Close To Excellent Schools
- Freehold Property
- No Onward Chain
- Quiet Cul De Sac Location
- Off Road Parking For 3 Vehicles
- Council Tax Band C



## Entrance Porch

A composite door leads to the porch with a laminate floor throughout with space to store footwear and coats. A glazed timber door leads to the dining room with a Suffolk door leading to the study.

## Study

1.61 x 1.39 (5'3" x 4'6")

The room is currently being utilised as a dog room but could easily be adapted to suit any future owners. There is water and waste available should you choose to add a downstairs WC or shower room. The room would suit a home office space with laminate flooring throughout.

## Lounge

4.77 x 4.07 (15'7" x 13'4")

The large carpeted open lounge offers a fabulous living space for the family with a log burner on a stone hearth with stairs leading to the first floor, Upvc double glazed window overlooking the front and glazed doors to the kitchen and dining room.

## Dining Room

3.19 x 2.62 (10'5" x 8'7")

Built as part of the extension, the dining room offers ample space for a family dining table with laminate flooring throughout and a double-glazed Upvc window to the rear.

## Kitchen

4.78 x 2.94 (15'8" x 9'7")

The kitchen has ample base and wall units throughout with French doors leading to the rear garden. There are vinyl tiles throughout with brick tiles splashback. The kitchen has integrated appliances including a single oven, an electric hob and an extractor. There are also voids for an American fridge freezer, washing machine, dryer and dishwasher.

## Landing

The carpeted landing offers access to all 4 bedrooms as well as the family bathroom with built-in storage and loft access.

## Master

4.71 x 2.64 (15'5" x 8'7")

A dual aspect master bedroom with laminate flooring throughout and ample space for additional bedroom furniture.

## 2nd Bedroom

3.00 x 2.80 (9'10" x 9'2")

The double bedroom has laminate flooring throughout with a double-glazed UPVC window overlooking the rear elevation. The room also offers a built-in double wardrobe with louvre doors.



### 3rd Bedroom

2.68 x 2.17 (8'9" x 7'1")

A carpeted single bedroom with UPVC window overlooking the front elevation.

### 4th Bedroom

2.15 x 2.02 (7'0" x 6'7")

The carpeted single bedroom has a UPVC window overlooking the front elevation with a wall-mounted radiator.

### Family Bathroom

The well-appointed family bathroom offers a full-size bath with a thermostatic shower over, shower screen and rainforest head with body jets. The low flush WC is built into a unit with a sink and vanity unit with a mixer tap finished in high gloss. The walls are partly covered in shower paneling with additional wall-mounted storage.

### Front Garden

The garden is predominantly hard standing with parking for up to 3 vehicles. There is space for bin storage with a path leading around the side of the property.

### Back Garden

The low-maintenance rear garden offers a patio area with an artificial lawn. There is 6ft tall wooden fencing marking the perimeter with an outside tap.

### Additional Information

The property is heated by a Worcester heat slave with LPG bottles located to the rear of the property.





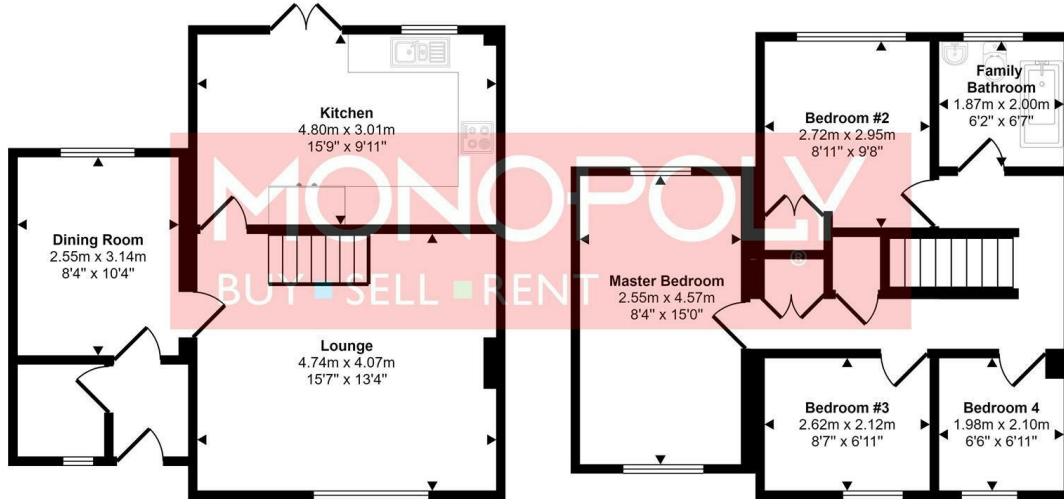








Approx Gross Internal Area  
95 sq m / 1023 sq ft



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

#### 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.

