



## Ruthin Road, Denbigh LL16 3HD

£199,950

Monopoly Buy Sell Rent are pleased to offer this fabulous recently renovated 3-bedroom semi-detached property in a much sought-after postcode just off Ruthin Road in lower Denbigh. The property occupies a corner plot with off-road parking for 1 vehicle and lies close to several local amenities and within a stone's throw of several excellent schools. It briefly comprises of a lounge, kitchen diner, three bedrooms, a family bathroom and a large corner plot with a huge garden with outside storage.

- 3 Bedroom Property
- Close To Excellent Schools
- Freehold Property
- Council Tax Band
- Town Centre Location
- Corner Plot With Large Garden
- Newly Renovated
- VIEWING HIGHLY RECOMMENDED



## Hallway

A composite door leads into an open hallway with a door leading to the lounge and herringbone tiles leading to the kitchen diner. A carpeted staircase leads to the 1st floor.

## Lounge

3.32 x 3.29 (10'10" x 10'9")

Carpeted throughout with double-glazed UPVC bay window overlooking the front of the property with inset lighting. The room has a glazed timber door allowing lots of natural light to the hallway with electrical points throughout.

## Kitchen Diner

4.78 x 4.40 (15'8" x 14'5")

The striking kitchen diner with herringbone tiles throughout offers a bay UPVC window overlooking the rear elevation with base and wall units in cream with a tiled splashback and a breakfast bar with a large porcelain sink. The kitchen offers an integrated single oven and electric hob with an extractor hood above inset lighting. There is a void for the washing machine with French doors leading to the rear garden. The kitchen also boasts a convenient pantry for additional storage and a large cupboard housing a brand-new gas central heating combi boiler.

## Landing

Landing with UPVC window overlooking side elevation with access to loft and doors leading to all three bedrooms and family bathroom.

## Master Bedroom

3.31 x 3.04 (10'10" x 9'11")

Master bedroom overlooking the front elevation with wall-mounted radiator, electrical points and UPVC double-glazed window.

## Bedroom 2

3.31 x 3.04 (10'10" x 9'11")

An identically sized double bedroom with

wall-mounted radiator electrical points UPVC window overlooking the rear elevation.

## Bedroom 3

2.16 x 2.13 (7'1" x 6'11")

A carpeted single room with newly fitted carpet, electrical points throughout and UPVC double-glazed window overlooking the front elevation.

## Family Bathroom

2.11 x 2.02 (6'11" x 6'7")

The part-tiled bathroom offers a full-size bath with a thermostatic shower over a glazed shower screen a pedestal sink and a low flush WC. The UPVC double-glazed window with privacy glass overlooks the rear elevation. The room also boasts tiled flooring throughout and a chrome laddered radiator.

## Front Garden and Off Road Parking

Located at the end of a cul de sac, the property has a low maintenance stone chipped front with a driveway leading to a car parking bay to the side of the property. A timber gate leads to the rear garden with a composite door into the property.

## Rear Garden

A HUGE rear corner garden with a blend of hedged and fenced perimeter. The garden is on two levels with paved pathways running throughout. Two concrete slabs mark the area where former conservatories were and these could be reinstated by any new owners. To the rear are two brick-built storage sheds with timber doors offering ample storage for garden tools etc.

## Additional Information

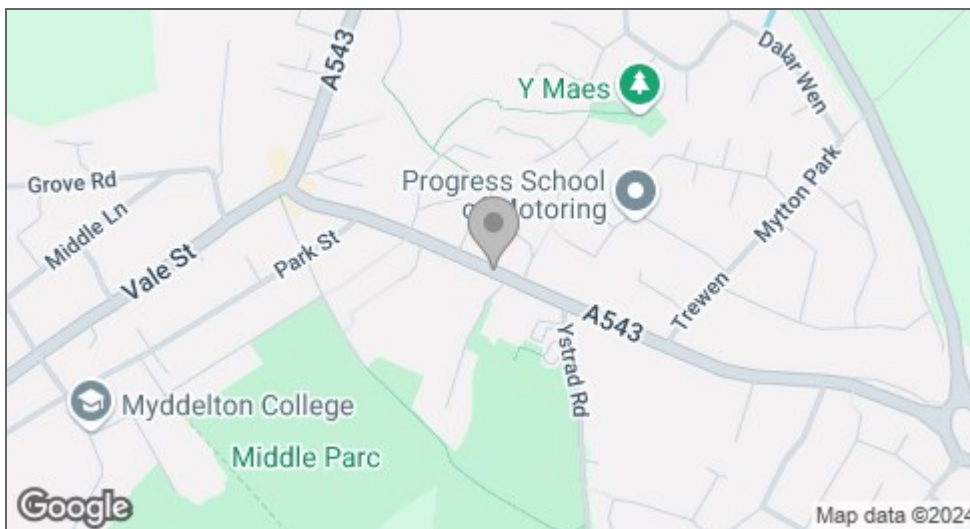
The property has been renovated in the past year to a high standard and offers a turn-key opportunity to any would-be owners to move their furniture straight in and enjoy it. The property has benefitted from a new boiler, kitchen, and bathroom and has been updated throughout.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(54-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

