



Maes Derwen, Rhuddlan, Rhyl LL18 2YH £220,000

Monopoly Buy Sell Rent is pleased to offer for sale this traditional semi-detached three-bedroom family home situated on a corner position with ample amount of indoor and outdoor living space, conveniently located near Rhuddlan's local amenities. The accommodation offers two spacious double bedrooms, a single bedroom, modern family bathroom, large entrance porch, commodious lounge, a kitchen diner with patio doors, and a utility room. Externally the property offers a driveway with off-street parking for two vehicles, a large enclosed rear garden with patio area and a single garage. A MUST VIEW FOR FAMILIES LOOKING TO LIVE IN THE HEART OF RHUDDLAN.

- Traditional Semi Detached House
- Three Bedrooms
- Modern Fitted Bathroom
- Freehold Property
- Generous Corner Plot Position
- Large Kitchen Diner
- Easily Maintained Front & Rear Gardens
- Council Tax Band C



Entrance Porch

A glazed uPVC front door leads you into this spacious porch with room to keep your shoes, coats, pram, plants, and plenty more! With newly fitted uPVC double glazed windows, red quarry tile flooring, vertical blinds, wall light and a uPVC glazed door leading into the hallway.

Hallway

A bright hallway which has been newly carpeted with a stunning oak staircase leading up to the first floor having a useful storage cupboard underneath, with radiator and panelled doors leading to all rooms.

Lounge

A commodious lounge with a large uPVC double glazed window overlooking the front of the property fitted with rustic wood shelving having a large radiator, thermostat, and carpeted flooring.

Kitchen Diner

A good-sized kitchen diner fitted with a range of oak effect units with black granite effect worktops, a stainless-steel sink with mixer taps, integrated electric oven with gas hob and an extractor hood above, tiled splashbacks, and spaces for under the counter fridge and a dishwasher. The dining area has space to fit a large table with a radiator, laminate flooring and a uPVC glazed patio door leading you out to the rear garden.

Utility

Useful room fitted with wall units and a laminate worktop having space for white goods underneath with laminate flooring, lights and a uPVC window overlooking the rear

Landing

Up the newly carpeted stairs with its beautiful oak balusters and handrail, to this bright landing with natural lights coming from the tall side window with panelled white doors leading you to all rooms.

Master Bedroom

A sizable master bedroom with a large uPVC double-glazed window overlooking the front of the property enjoying views of Rhuddlan Castle, the Church steeple, and the hills beyond. The old airing cupboard is handy for storage, with a radiator, carpeted flooring, and a hatch accessing the partly boarded attic.

Bedroom 2

A spacious double bedroom fitted with a triple wardrobe having mirrored sliding doors, with newly laid carpet, a radiator and a uPVC double-glazed window overlooking the rear garden. Currently used as an office / Gym.

Bedroom 3

A single bedroom with new carpeted flooring, a radiator, storage cupboard over the stairs and a uPVC double glazed window with vertical blinds overlooking the front of the property.

Bathroom

A modern bathroom fitted with a white three-piece suite to including a panelled bath with bath shower mixer tap and a shower screen, pedestal sink and a closed cup low flush W.C. Part tiled walls with a decorative mosaic border, a radiator, vinyl flooring, and uPVC double-glazed window with private glazing overlooking the rear of the property.

Garage

A detached single garage with up and over door having power and lights with concrete flooring and a pedestrian door with worktop and storage units.

Front Garden

A generous and easily maintained front garden with a concrete and chipped driveway leading you to the garage providing off-road parking for two vehicles. A circular lawn area having slate chipped borders with a few shrubs and a low brick wall and panelled fencing, and a timber locked gate gives you access to the rear of the property.



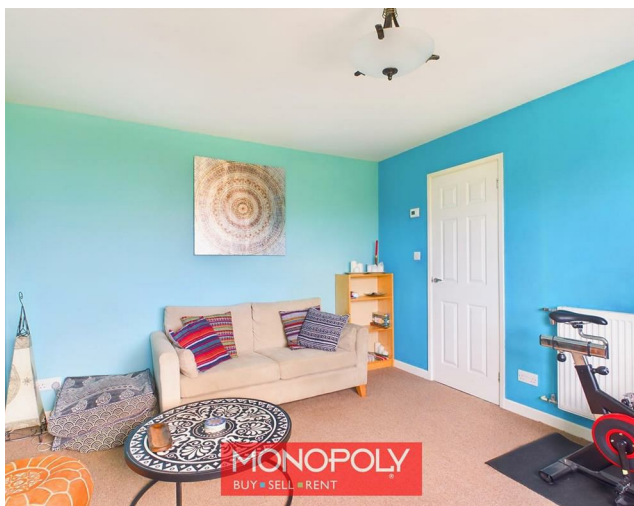
Rear Garden

The generous corner plot rear garden is mostly laid to lawn with a slabbed patio area and a border filled with bark chippings, with a door accessing the garage and a timber lockable gate leading you to the front of the property, all bounded by panelled timber fencing.

Additional Information

The property is fitted with gas central heating, with the boiler recently serviced; Double glazing throughout; Newly fitted porch windows and door in 2023 and a Firestone rubber roof fitted in Sept 2022.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(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.

