



2 Colomendy, Ruthin LL15 2ED

£215,000

Monopoly Buy Sell Rent are pleased to offer you Tegfan, a spacious 3-bedroom semi-detached property situated in this quiet, rural, and sought-after hamlet of Cyffylliog, west of Ruthin and on the banks of the River Clywedog. The accommodation briefly comprises large lounge, kitchen with pantry, downstairs WC, a back porch, two double bedrooms a single bedroom and a modern fitted bathroom. Good sized front and rear gardens mostly laid to lawn with space for on-road parking.
VIEWING A MUST!

- Semi Detached Property
- Located In Small Hamlet
- Kitchen with Pantry
- Freehold Property
- Three Bedrooms
- Countryside Location
- Downstairs WC
- Council Tax Band C



Hallway

A white uPVC front door opens to this 'L' shaped hallway with decorative tiled vinyl flooring, radiator, a turned staircase with storage under leads you up to the first floor, and doors lead you into the kitchen & lounge.

Living Room

A large dual-aspect living room with a central brick open fireplace having a picture rail, carpeted flooring, radiator, and a uPVC double-glazed window overlooking the front and the back of the property.

Kitchen

Fitted with a range of blue painted base and wall units with space for an electric 'Range' style cooker having a large stainless-steel hood above with woodblock worktops, large porcelain sink, mixer tap with a pull-out spray, space for washing machine and dryer, decorative tile effect vinyl flooring with a double glazed window overlooking the rear of the property enjoying views of the surrounding hills. There is ample space for a dining table and a walk-in pantry fitted with shelves and a cupboard housing the oil boiler having a small window overlooking the side with lights.

Downstairs WC

A convenient downstairs WC with part wood panelled walls, decorative tiled effect vinyl flooring and a single privacy glazed window overlooking the side of the property.

Rear Hall

The decorative tiled effect vinyl flooring runs through to the rear hall with a window overlooking the side of the property and a uPVC rear door going into the porch.

Rear Porch

A long porch running down the side of the property with tiled flooring, corrugated plastic roofing, lights, and double-glazed front and rear doors.

Landing

A bright landing with a double-glazed window overlooking the front of the property having a stripped staircase, carpeted flooring, a hatch accesses the loft, and doors lead you to all bedrooms and bathroom.

Master Bedroom

A good-sized double bedroom with a built-in triple wardrobe, radiator, carpeted flooring, and a uPVC double glazed window overlooking the rear of the property enjoying views of Cyffylliog rooftops and the surrounding hills.

Bedroom 2

Spacious double bedroom with a built-in single wardrobe, carpeted flooring, radiator, and uPVC double-glazed window overlooking the rear enjoying countryside views.



Bedroom 3

A carpeted single bedroom with a built-in wardrobe, coved ceiling, radiator, and a uPVC double glazed window overlooking the front garden.

Bathroom

Modern bathroom fitted with a white three-piece suite comprising a large walk-in shower enclosure, low flush WC and a slim vanity unit with a hand wash basin. The walls and ceiling are clad with PVC panels with vinyl flooring, radiator, shaving plug, wall mirror, wall mounted cabinet with mirrored doors and a double privacy glazed window overlooking the front of the property.

Rear Garden

The extensive rear garden is laid to lawn bounded by panelled fencing and hedging with blue slate chipped pathway a timber shed and oil tank.

Front Garden

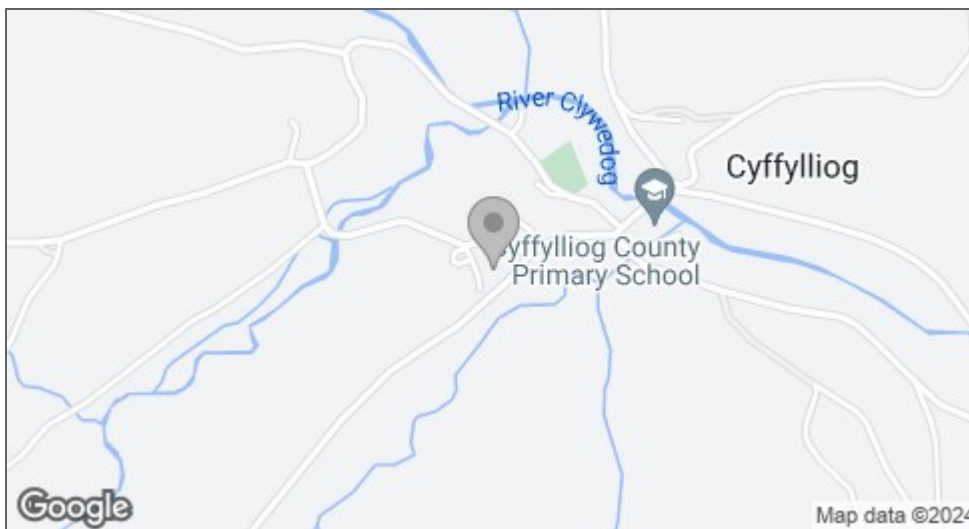
A wrought iron gate with a concrete path having paved steps leads you down to the front door, with a good sized lawned garden with conifer hedging.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		53	
(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.

