



Cyffylliog, Ruthin LL15 2DN

£299,950

Monopoly Buy Sell Rent are pleased to offer this beautiful detached bungalow in the picturesque village of Cyffylliog near the market town of Ruthin. Located in the centre of the village the property occupies a prominent location with gardens to the front and rear. The property has many wooden features throughout with spacious living space and storage throughout. The market town of Ruthin lies around 4 miles away with a choice of small local businesses in addition to a range of nationwide retailers.

- 2 Bedroom Detached Bungalow
- Enclosed Garden To Front and Rear
- Close To Local Amenities
- Freehold Property
- Village Location
- 2 Double Bedrooms
- On Bus Route Through Village
- Council Tax Band D



Entrance Porch

Timber door leads to small entrance porch with oak flooring and chandelier, double doors lead to the hallway.

Hallway

Oak flooring with doors leading to kitchen lounge, both bedrooms and bathroom. There are three convenient storage cupboards allocated in the hall with loft access above.

Lounge

A carpeted lounge with double glazed window overlooking the front garden with a feature fireplace with quarry tiled hearth and wooden surround.

Kitchen Diner

Laminated oak effect kitchen with laminate worktops stainless steel sink and drainer with mixer tap. The kitchen offers integrated appliances including a single oven electric hob with an extractor hood above and voids for an undercounter fridge and freezer. The kitchen also posts brick-effect tiled splashback with two double-glazed windows overlooking the rear garden tile flooring, with space for a dining table and additional storage via shelving in the corners.

Utility

A convenient utility with tiled flooring and plumbing for the washing machine and dryer. There is a laminate worktop above offering space for additional appliances and a UPVC double-glazed window over the rear garden with access to the garage pedestrian door and door leading out of the rear of the property.

Master Bedroom

A carpet double bedroom with double glazed window overlooking the rear garden electrical points throughout with a built-in double wardrobe and space for additional bedroom furniture.

Bedroom 2

Carpet double room overlooking the front of the property electrical points throughout and they built-in double wardrobe with amp space for hanging clothing and storage.

Bathroom

Part tiled bathroom with walk-in shower cubicle offering an electric shower and glazed shower panel, low flush WC with period pedestal sink. Double-glazed window with privacy glass overlook the rear.

Garage

Single garage with up and over door to front housing electrics for the property with wall mounted radiator and UPVC double glazed window to the side elevation. Sliding door to the rear leads into the utility area.

Front Garden

The front garden has a timber gate leading into the driveway with space for up to 4 vehicles and a lawn area with established shrubs. A picket fence marks the front boundary of the property with paths leading either side of the property to the rear garden.

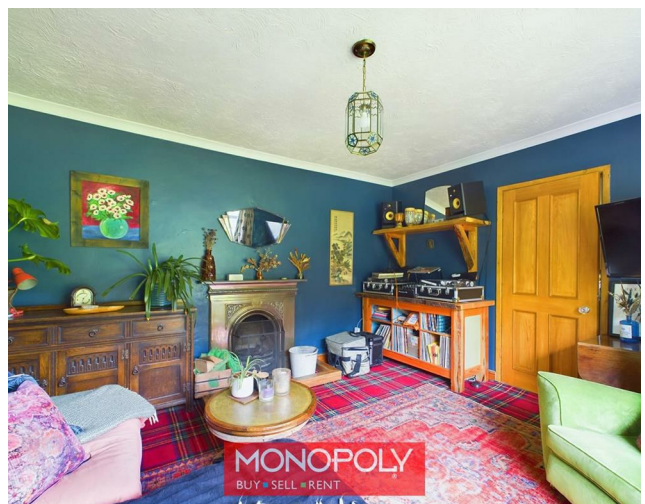
Rear Garden

Established rear garden with mature shrubs throughout and views of the river below a beautiful spot to sit and enjoy the summer Sun. Rear boundary is a picket fence with reinforced wall boundary to the right of the property and walled boundary to the left.

Summary

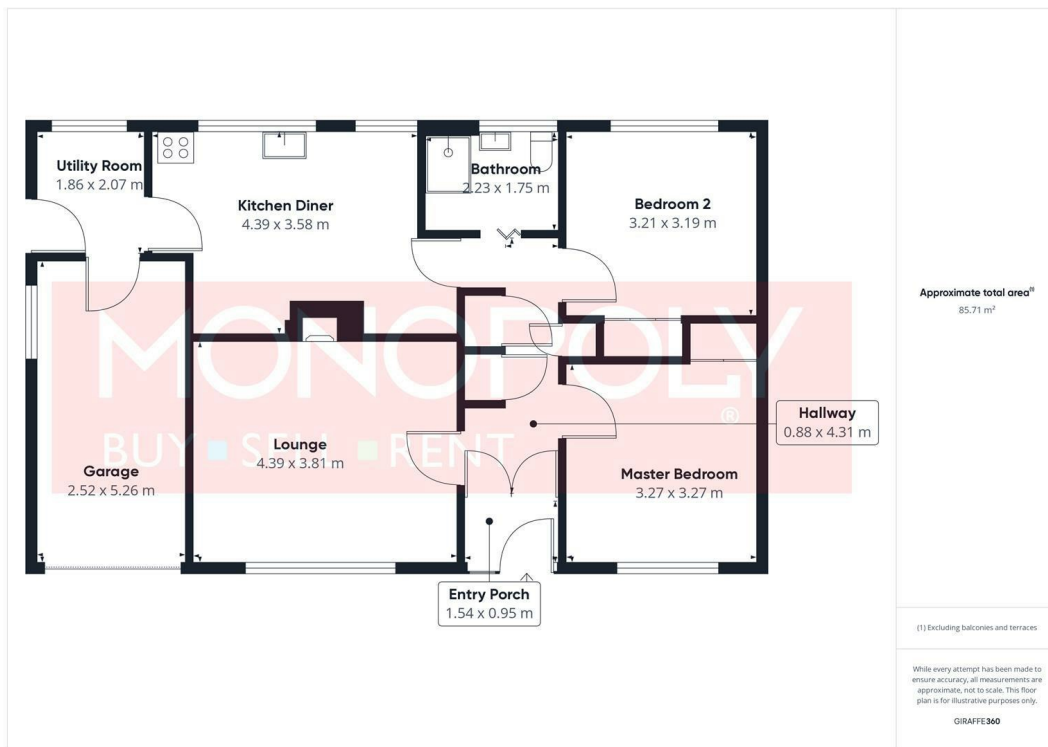
The property is heated by an oil-fired boiler with an oil tank.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E		39	
(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			
(54-68) 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.

