



Min Yr Afon, Ruthin LL15 1NR

£275,000

Monopoly Buy Sell Rent are pleased to offer for sale with no onward chain, this spacious and detached three double bedroom bungalow located in the centre of Ruthin offering ample off-street parking with a detached garage. The accommodation briefly comprises entrance hall, lounge, sitting room, kitchen, utility room, cloakroom, three conservatories, three double bedrooms, bathroom, and a master en-suite. Externally the property provides gardens front and rear. The property is ideally located in Ruthin town centre, within walking distance of all local amenities. Internal viewing is highly recommended to appreciate this spacious bungalow.

- Spacious Detached Bungalow
- Bathroom & Master En Suite
- Close to all Local Amenities
- Freehold Property
- Three Double Bedrooms
- Three Conservatories
- No Onward Chain
- Council Tax Band E



Hallway

Carpeted 'L' shaped hallway with coved ceiling, radiators, hatch accessing the loft and doors leading to most rooms.

W.C.

Useful WC having carpeted flooring a wall-mounted sink with part tiled walls and a double-glazed window overlooking the front of the property with privacy glazing.

Kitchen

3.78 x 3.62 (12'4" x 11'10")

A good-sized kitchen with tiled flooring, fitted with a range of cream units with a stainless-steel sink, laminate worktops, eye-level electric oven and grill, electric hob with extractor fan above. Space for a fridge freezer and washing machine with tiled splashbacks, radiator, a double-glazed window overlooks the front of the property and a door leads you into the utility room.

Second Lounge

Carpeted sitting room with coved ceiling, radiator and French doors leading you into the conservatory.

Living Room

Wooden glazed French doors lead you into this good-sized lounge with carpeted flooring having a central fireplace with wooden surround and marble effect hearth with radiator, coved ceiling and door leading you into the conservatory.

Conservatory

Situated at the front of the property having tiled flooring with underfloor heating, double glazed windows, roof and French doors leading out to the front.

Conservatory Off Second Lounge

A large lean-to conservatory situated at the rear of the property with double-glazed windows, polycarbonate roof, tiled flooring and an electric heater with a door leading you into the utility and sitting room and a door leading out.

Utility Room

Housing the Glow-worm boiler with a built-in cupboard with sliding doors, wall and base units with stainless steel sink, space for slim dishwasher, tiled flooring, radiator, consumer unit and door leading you into the conservatory.

Master Bedroom

A good sized bedroom with carpeted flooring, radiator, plenty of space for wardrobes with a large double glazed window overlooking the rear of the property, a further smaller window and a door leading into the en-suite.



Master En Suite

With tiled flooring and part tiled walls, WC, wall mounted sink, shower enclosure with electric shower, coved ceiling and extractor fan.

Bedroom 3

Carpeted double bedroom with a double-glazed window overlooking the front of the property with coved ceiling, radiator, and space for wardrobes.

Bedroom 2

A double bedroom with carpeted flooring, coved ceiling, radiator, space for storage cupboards and sliding patio doors leading you into the conservatory.

Conservatory Off Bedroom 2

Mostly brick built with double glazed windows and a polycarbonate roof with patio doors leading you out to the rear.

Bathroom

Fitted with a three-piece suite comprising a pedestal sink, walk-in seated bathtub, and WC. Carpeted flooring, part tiled walls, and a double-glazed window with privacy glazing overlooks the rear of the property.

Front Garden

Shared driveway leads you to the wrought iron gates with an 'L' shaped tarmac driveway leading you to the single garage with raised flower beds and timber gates each side of the property leading you to the rear.

Rear Garden

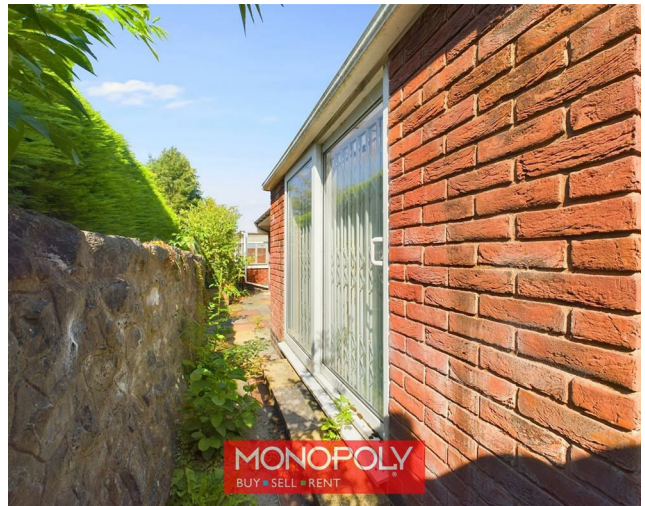
Slabbed pathway with raised flower beds having a timber shed and gates.

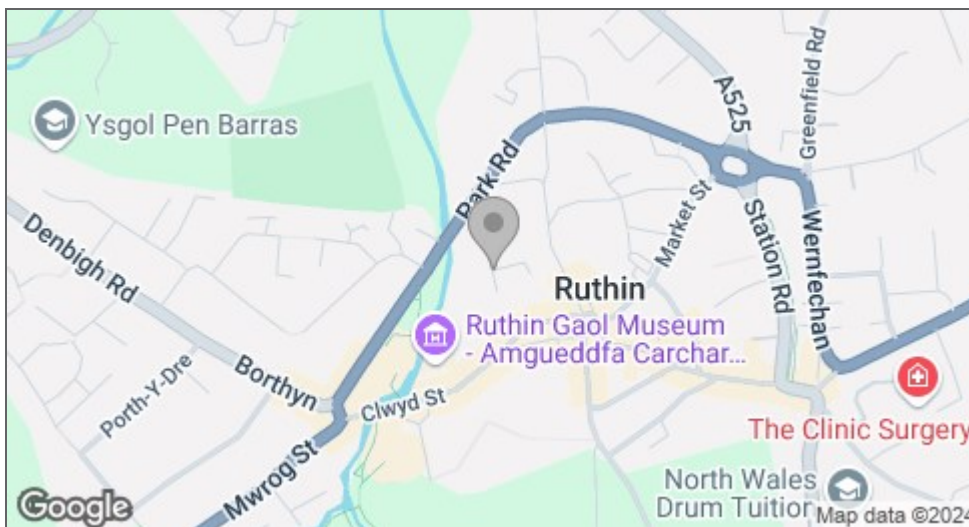
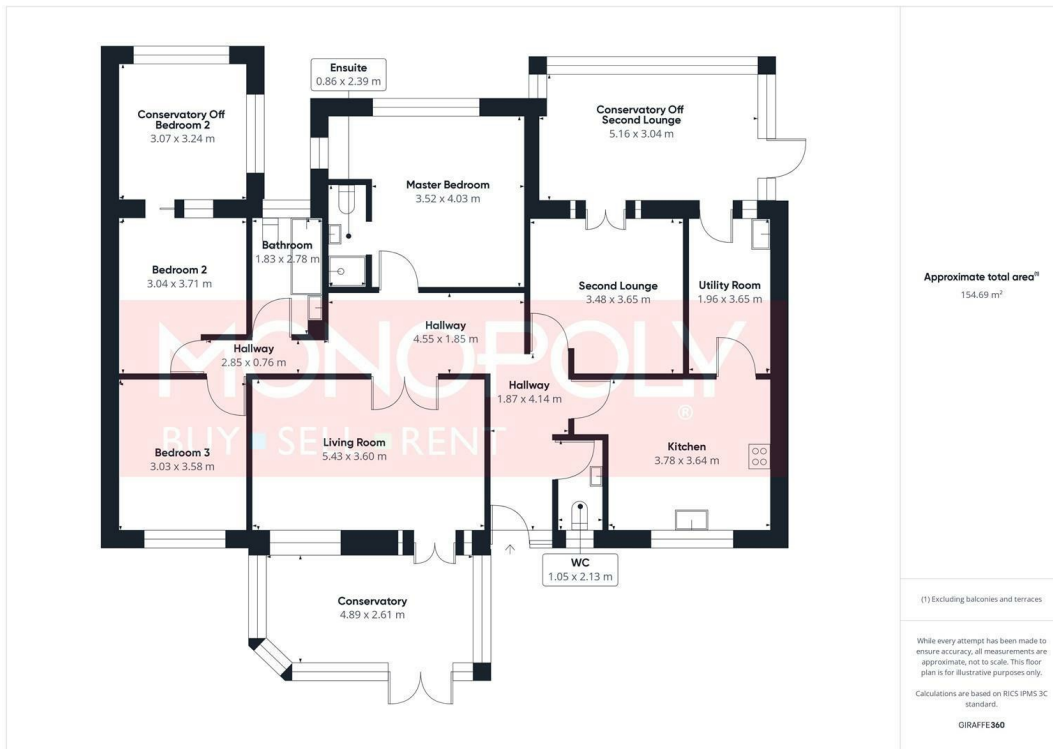












Energy Efficiency Rating	
Current	Potential
70	82

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(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 CO₂ 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 CO₂ 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.

