



Stryd Y Wennol, Ruthin LL15 1QL

£245,000

Monopoly Buy Sell Rent is pleased to offer this fantastic 3/4 bedroom three-storey townhouse located on the outskirts of Ruthin on the popular Glasdir development. The end terrace townhouse sits on a large plot with gardens to the front, side and rear along with off-road parking and single garage to the rear of the property. The current owner is in the process of purchasing the freehold of the property from the management company and it will be sold with the freehold. Located a stones-throw from two excellent primary schools and within a mile of two excellent secondary schools, the property would suit a family looking to move onto or up the property ladder.

Virtual Tour Available

- 3/4 Bedroom Townhouse
- Close To Excellent Schools
- Available With No Onward Chain
- Freehold Being Purchased Currently
- Located On Huge Plot
- Country Walks From Your Doorstep
- Garage And Off-Road Parking To Rear
- Council Tax Band D



Hallway

A white composite front door opens to this bright hallway with space to hang your coats and leave your shoes having tiled flooring, radiator, a door opens into the dining room / snug and carpeted turned stairs lead up to the first floor with an understairs storage cupboard underneath.

Dining Room / Snug

The tiled flooring continues through to the dining room / snug with a double-glazed bay window overlooking the side of the property and a further window overlooking the front with ample space for family dining and an open archway gives access to the kitchen.

Kitchen

A large galled style kitchen fitted with a range of pine effect units with granite effect worktops, stainless steel sink with a mixer tap, gas hob, integrated electric oven, integrated fridge and freezer, integrated dishwasher, tiled splash backs, radiator, tiled flooring with two uPVC double glazed windows overlooking the side of the property, French patio doors open out to the rear garden with full length windows each side and a door leads you into the utility room.

Utility Room

Useful room with base units and worktop matching the kitchen with stainless steel sink, mosaic tiled splashbacks, housing the gas central heating boiler, tiled flooring and a door leads you into the WC.

Downstairs WC

Low level WC, pedestal hand wash basin with mosaic tiled splashback, tiled flooring and a radiator.

Landing 1st Floor

Carpeted landing with radiator having panelled doors leading into the bathroom, bedroom 2 and bedroom 3 and turned staircase leading you up to the second floor.

Bedroom 2

A dual aspect double bedroom with carpeted flooring, two radiators and a uPVC double glazed window overlooking the front and side of the property.

Lounge / Bedroom 3

A good sized dual aspect room with carpeted flooring, radiator and two double-glazed window overlooking the front and side of the property.

Bathroom

A three-piece modern fitted bathroom comprising panel bath, low flush WC and pedestal hand basin with part tiled walls and a uPVC double glazed window with privacy glazing.

Landing 2nd Floor

The turned staircase leads you up to this second-floor carpeted landing with a storage cupboard housing the hot water tank, radiator and doors leading into the master bedroom and bedroom 4.



Master Bedroom

A fabulous master bedroom with built in wardrobes, carpeted flooring, radiator and two uPVC double glazed windows overlooking the front of the property with a door leading you into the en suite.

Master Bed En Suite

Fitted with a modern white suite comprising a low level WC, pedestal hand wash basin, shower cubicle with thermostatic shower, part tiled walls, shaving sockets and uPVC double glazed window with privacy glazing.

Bedroom 4

Dual aspect double bedroom with radiator and two uPVC double glazed windows overlooking the side of the property and a further window overlooking the rear with a hatch giving access to the loft.

Garage

Single garage with up and over doors with a driveway providing off road parking.

Outside

A wrap around garden mostly laid to lawn with an enclosed rear garden having a patio area, timber shed with a brick wall and panelled fencing, slabbed pathway, and evergreen hedging.









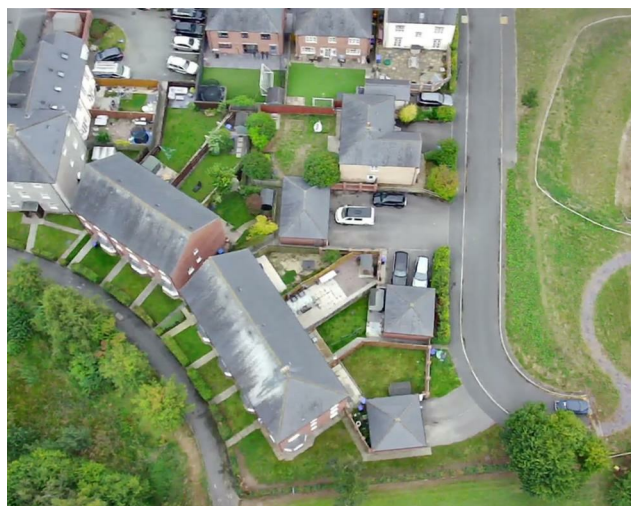
MONOPOLY

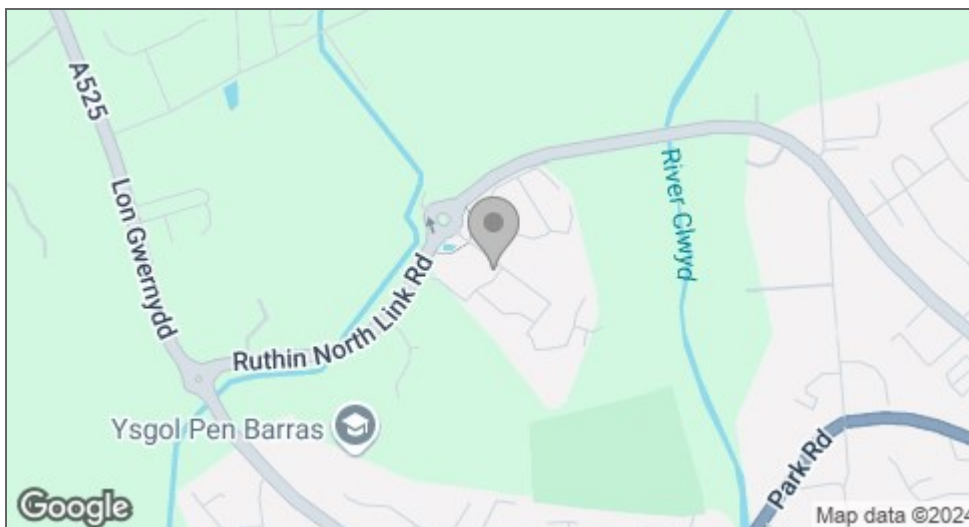
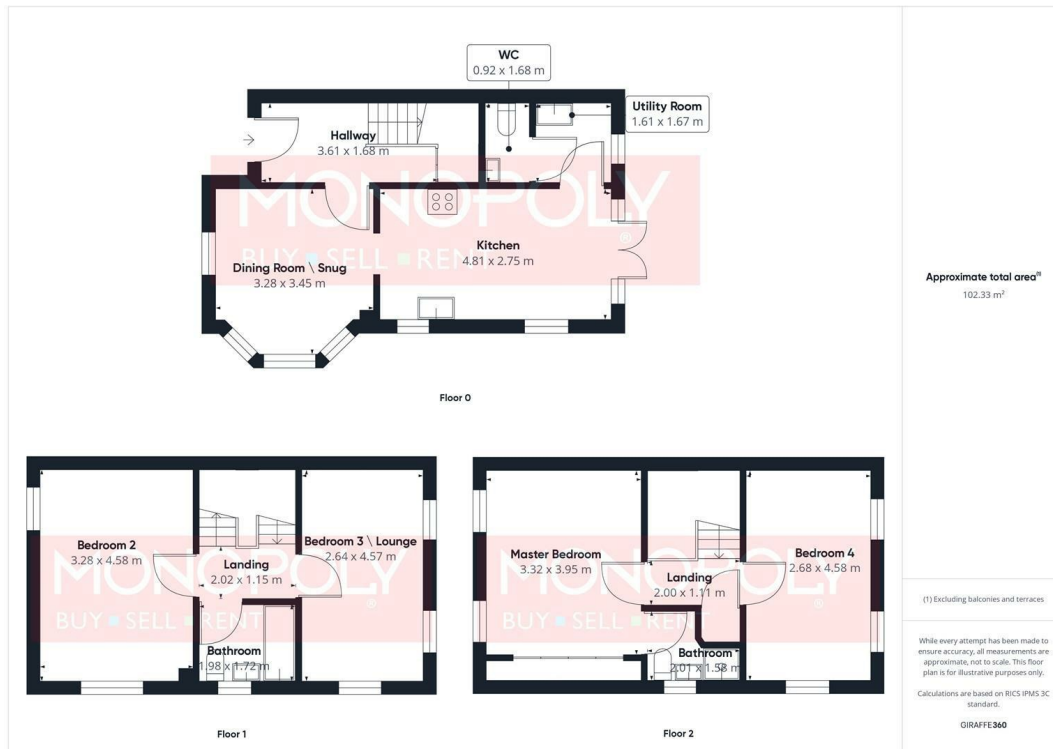
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower 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.

