



## Ruthin Road, Denbigh LL16 3EY

### £280,000

Monopoly Buy Sell Rent are pleased to offer this extended 3-bedroom semi-detached property located on a highly desirable Ruthin Road location in the market town of Denbigh. The property is set back from the main road and offers ample off-road parking as well as a large detached garage with two receptions and a large kitchen. Offering timber-framed double-glazed windows throughout with beautiful gardens to the front and rear. The location is very appealing with excellent schools for all age groups and amenities within close proximity.

Viewing Highly Recommended

- Semi Detached 3 Bedroom Extended Property
- Close To Excellent Schools
- Two Large Receptions
- Council Tax Band D
- Sought After Location
- Walking Distance To Local Amenities
- Freehold Property
- VIRTUAL TOUR AVAILABLE



## Porch

1.99 x 1.27 (6'6" x 4'1")

A timber door leads to a part brick, part timber double-glazed porch with a tiled floor and views of the front garden. A second door leads into the lounge.

## Lounge

5.48 x 4.39 (17'11" x 14'4")

Large carpeted lounge with multi-fuel burner set in stone hearth with wooden mantle. There is a door leading to the living room with a staircase leading to 1st floor.

## Living Room

7.06 x 3.95 (23'1" x 12'11")

The large room offers laminate flooring, with French doors leading out onto the garden and patio area. The large spacious room boasts a gas fire with a stone fireplace and wooden mantle and ample room for a dining table and chairs. A door leads through to the kitchen.

## Kitchen

6.55 x 2.34 (21'5" x 7'8")

The kitchen offers ample base and wall units finished in wood with laminate worktops and a one-and-a-half stainless steel sink. There are voids for a gas cooker, an under-counter fridge with plumbing and voids for a washing machine and dryer. A heat slave cystem boiler is mounted on the wall with a double-glazed timber frame window overlooking the side elevation and a timber door with a double-glazed timber window leading out onto the rear garden.

## Landing

2.28 x 1.00 (7'5" x 3'3")

The carpeted landing with doors leading to all three bedrooms and the family bathroom with large timber frame double-glazed window overlooking the side elevation.

## Master Bedroom

4.47 x 3.00 (14'7" x 9'10")

Master bedroom with timber frame double glazed window overlooking the front of the property with wall-mounted radiator and electrical points and dado rail.

## Bedroom 2

3.63 x 2.69 (11'10" x 8'9")

The double bedroom with timber framed double-glazed window overlooking the rear of the property. The room offers a built-in wardrobe with louvre doors offering additional storage, with a dado rail, radiator and electrical points.



### Bedroom 3

2.65 x 2.33 (8'8" x 7'7")

Carpeted single bedroom with large timber framed double glazed window overlooking the front elevation with electrical points and dado rail.

### Bathroom

2.52 x 2.34 (8'3" x 7'8")

Well-appointed family bathroom with a full-size bath low flush WC and pedestal sink, the part room has forward throughout with a large airing cupboard Housing a hot water cylinder. The room also has a timber frame double-glazed window with privacy glass in addition to a small single-glazed aluminium frame window with privacy glass and a wall-mounted chrome laddered radiator.

### Front Garden

A tarmac drive with wrought iron gates leads from the main road offering parking for up to 4 vehicles with 3-foot panel fencing on either side marking the boundary and a well-kept lawn area with established shrubs along the borders.

### Garage

7.16 x 3.49 (23'5" x 11'5")

Large single carriage with UPVC double-glazed window to rear, steel up and over door to front with worktops and base and wall units throughout offering additional storage with sink and waste. There are electrical points throughout with strobe lighting and a concrete floor. A pedestrian door leads out to the side of the garage with an internal door leading to WC.

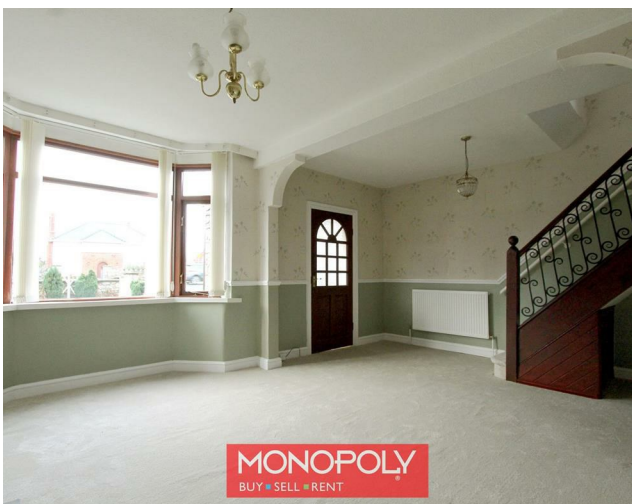
### Garage WC

The room offers an additional cloakroom with low flush WC and electrical heater.

### Rear Garden

A large patio area with a paved footpath leading to the rear, the remainder of the garden is predominantly lawn with established borders and three separate timber sheds as well as a dog kennel located in the garden. The perimeter is marked with panel fencing throughout which has been well maintained by the current owners.

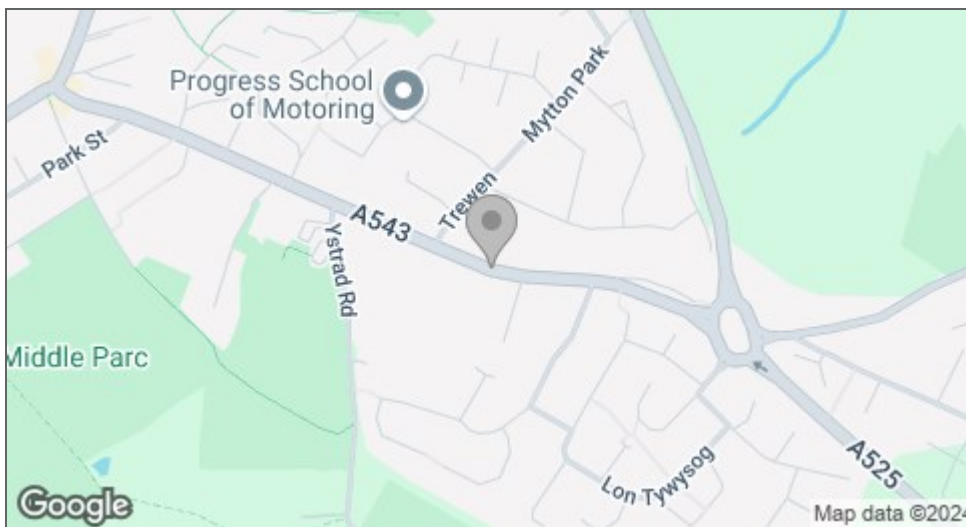
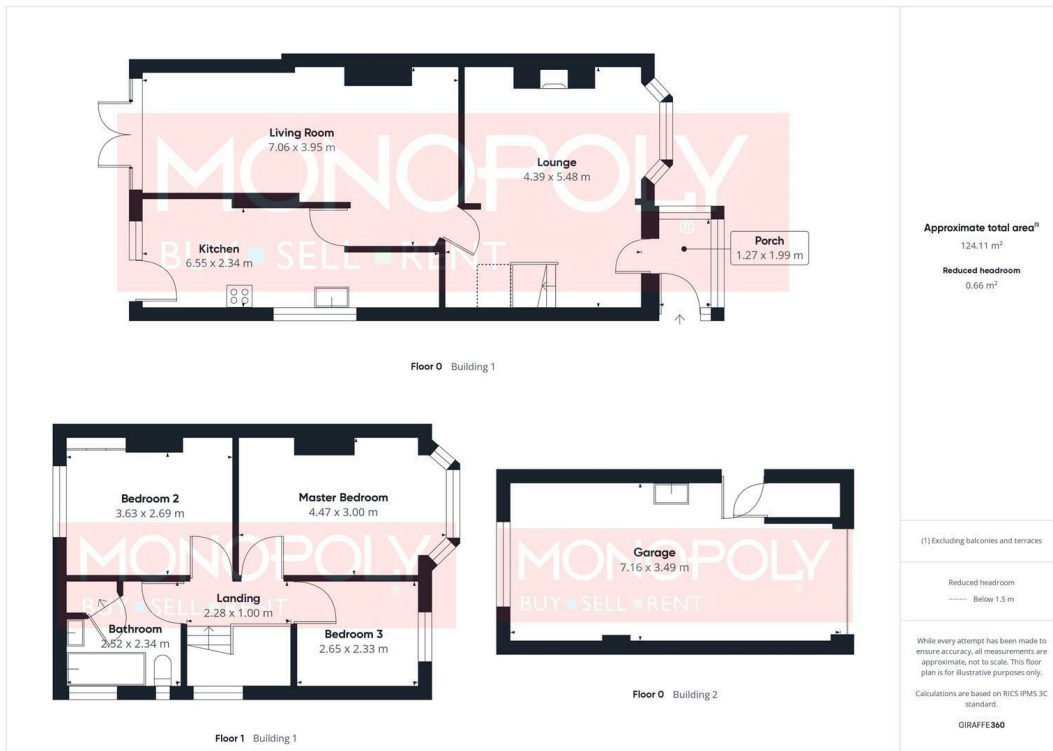












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		64	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

