



Erw Goch, Ruthin LL15 1RS

£279,000

Monopoly Buy Sell Rent is pleased to offer this link detached 3-bedroom family home in the much sought-after estate of Erw Goch in Ruthin. The property comprises three good-sized bedrooms, two being double rooms, through lounge dining room, and a kitchen diner. The property has a good-sized private garden at the rear with a large patio area ideal for entertaining and a substantial wooden shed. The property has ample parking for 2/3 vehicles and a single garage. This is a must-view property in a highly favoured location in the heart of the medieval town of Ruthin.

- Link-detached 3 bedroom family home
- Good sized bedrooms
- Large kitchen diner
- Large secluded rear garden with pation area
- Favoured sought after residential area
- Through lounge and dining area
- Ample off road parking and garage
- Double glazed throughout



Entrance Porch

The front entrance is a covered porch which, has a red-tiled floor. There is a light above the upvc door and side window.

Hallway

On entering the property there is a staircase leading up to the first floor with a wooden handrail and there are panelled doors to the kitchen and the through lounge and dining room. The floor of the hallway is a wooden laminate, and the stairs are fully carpeted. The ceiling has inset ceiling lights, and the hall also has a covered radiator. There is a useful understairs cupboard ideal for storing shoes and coats.

Lounge Diner

Leading on from the hallway is a large lounge dining room. The lounge area is at the front of the property and has a large, double-glazed window overlooking the front garden. The lounge also has a wooden fire surround and slate hearth housing a pebble effect electric fire. There is also a radiator located under the window and two wall lights either side of the fireplace. At the opposite end of the room is a dining area large enough to accommodate a six-seater table and sideboard. There are patio doors at this end of the room leading onto the large patio area and garden. There is a radiator located in the dining area. The wooden laminate flooring in the hall continues through into the lounge diner.

Kitchen

The large kitchen is fully fitted with a range of wall and base units. The kitchen has an integrated oven and grill together with a gas hob and extractor fan. The splash-backs are glazed brick-style tiles and there are ample granite effect work surfaces. The kitchen has a single drainer stainless steel sink with mixer taps and there is a void for a washing machine. There is ample space within the kitchen to house a large fridge freezer. The kitchen currently has a breakfast bar, however, there is scope to develop a kitchen diner. The lighting is a range of spotlights on a track and the wall cupboards have discreet lighting. The upvc window overlooks the large garden and patio area and provides pleasant far-reaching views towards the town of Ruthin. The garden is also accessed from the kitchen via a upvc door. The kitchen has tiled flooring.

Landing

The house has a spacious landing, and additional light is provided by the double-glazed window above the stairs. The landing has downlighters and a trap door to access the roof void. The landing is carpeted.



Master Bedroom

This is a large double bedroom overlooking the front of the property. It has integrated wardrobe space and ample room to house a range of bedroom furniture. There are inset ceiling lights, fully carpeted and has one radiator.

Bedroom 2

This is also a well-proportioned room easily accommodating a double bed. As with the master bedroom, it has integrated wardrobe space, is fully carpeted and has a pendant light. There is one radiator in the room. The uPVC window overlooks the rear of the property with views across to the centre of Ruthin. The room is fully carpeted.

Bedroom 3

This is a large single room. It also has a large useful integrated storage space. The room is fully carpeted and has one radiator. The uPVC double glazed window overlooks the front of the property.

Bathroom

The bathroom has a white three-piece suite comprising of a "p" shaped bath, wash basin, and W.C.. There is a shower over the bath along with a shower screen. The bathroom also has a useful built-in cupboard housing the "logic" combi boiler. The floor and walls are fully tiled..

Front Garden

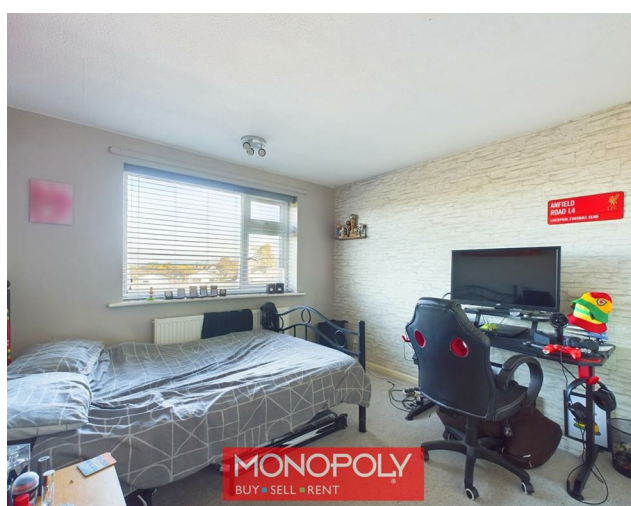
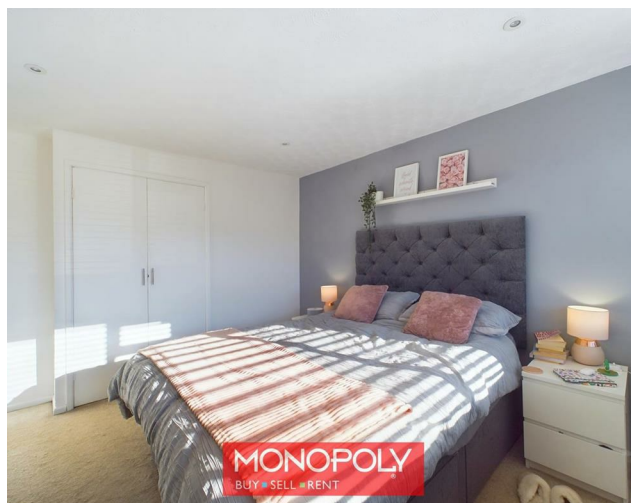
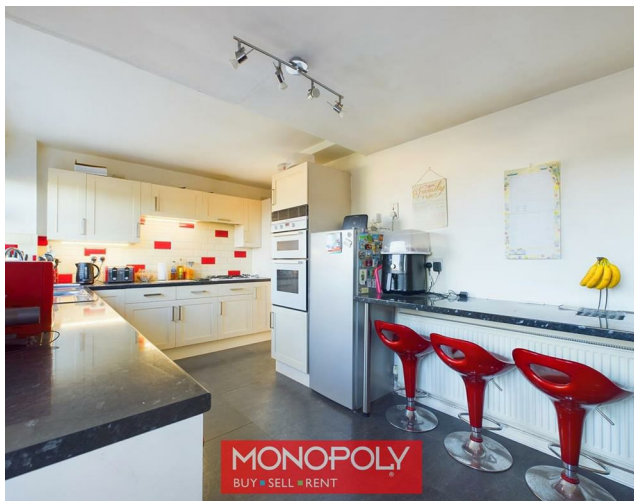
The house is approached by a wide drive which could accommodate up to 2/3 cars, leading to a single garage. The area in front of the lounge window is laid to lawn with a specimen tree. There is an iron gate at the side which leads to the rear of the property.

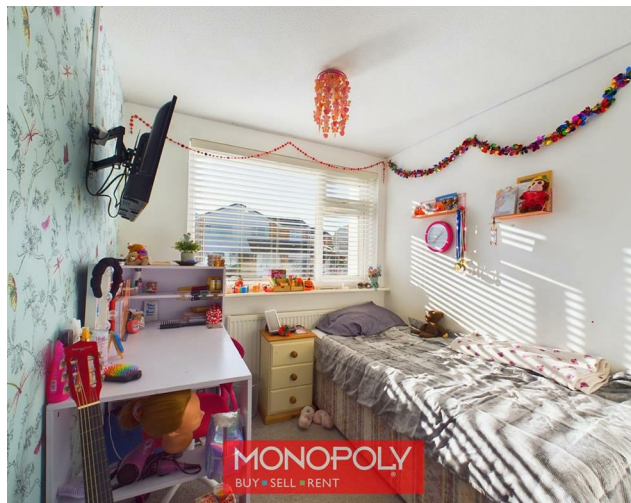
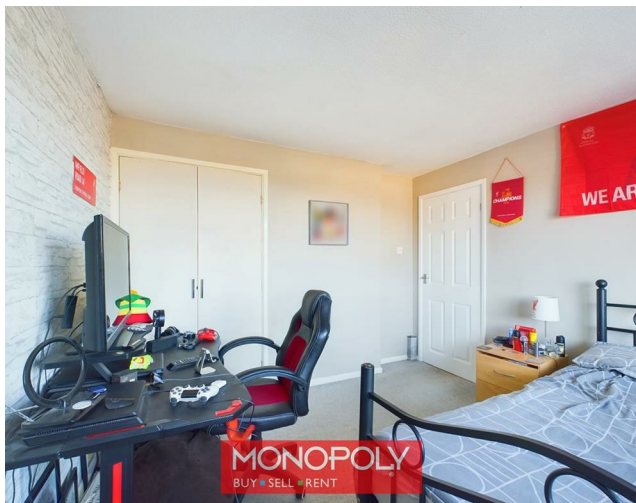
Rear Garden

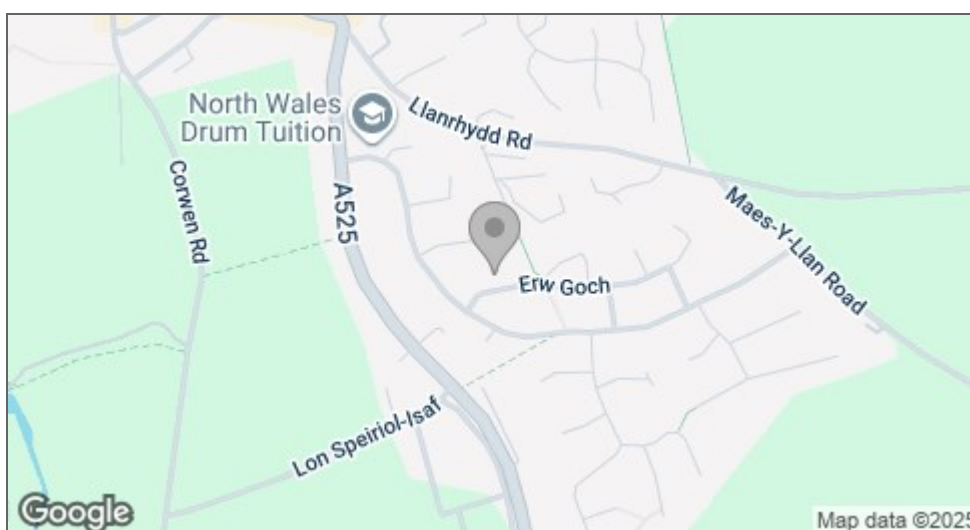
The garden can be accessed through the kitchen, dining area or via a gate from the front of the property. It comprises a large raised patio area -ideal for entertaining. The garden is mainly laid to lawn and has one fruit tree. The garden also has a very useful wooden garden shed which has ample room to store gardening equipment and furniture.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	54	
(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.

