



Bryn Rhydd, Ruthin LL15 1RN

£260,000

Monopoly Buy Sell Rent is pleased to offer for sale this detached three-bedroom bungalow located in a favoured residential area of Ruthin, offering a fantastic opportunity for those seeking a comfortable and spacious home on one level. Set on a generous plot with well-kept gardens to the front and rear, the property benefits from an entrance hall with cloaks room, generous lounge, versatile dining room, fitted kitchen, a rear utility porch, two double bedrooms, a single bedroom, with a private driveway and garage. Offered to the market with no onward chain, this freehold property is ideal for buyers looking for a smooth move. Council Tax Band E.

- Detached Bungalow
- Favoured Residential Area
- Well-Kept Gardens
- Council Tax Band E
- Three Bedrooms
- Driveway & Garage
- Freehold Property
- No Onward Chain



Entrance Hall

A uPVC front door opens into this welcoming entrance hall featuring fitted carpet, radiator, and a convenient cloaks cupboard. A picture ledge adds charm, while a door leads directly into the lounge.

Lounge

This spacious lounge enjoys a central fireplace housing a gas fire with a stone-effect surround and wooden mantle, creating a cosy focal point, a large, double-glazed window floods the room with natural light, with fitted carpet, coved ceiling, radiator, and built-in shelving in the alcove with a part glazed sliding door leading into the dining room.

Dining Room

Versatile room with carpeted flooring and features coved ceilings, a radiator, and a double-glazed window overlooking the side of the property with doors accessing the kitchen and bedroom area.

Kitchen

Fitted with a range of pine-effect units topped with a granite-effect laminate worktop with a stainless-steel sink, tiled splashbacks, space for a freestanding electric oven, space for a washing machine, and tall fridge freezer. A built-in cupboard houses the hot water tank with tiled effect vinyl flooring. A door leads into the rear porch.

Rear Utility Porch

Practical and handy, this space offers a storage cupboard, shelving, and room for additional white goods and an external uPVC glazed door opens to the driveway.

Inner Hall

Carpeted flooring with a storage cupboard housing the gas boiler having coved ceiling, radiator, and access to loft via a hatch. Doors provide access to the bedrooms and the bathroom.

Master Bedroom

A generous double bedroom with fitted carpet and ample space for wardrobes or storage units. Timber single-glazed window with secondary glazing overlooks the rear garden and offer scenic views of Moel Famau.

Bedroom 2

A spacious double bedroom with carpeted flooring, ample space for storage furniture and single glazed timber framed windows with secondary glazing provide glorious views over the rear garden looking towards Moel Famau and the surrounding Clwydian Range.

Bedroom 3

A carpeted bedroom, currently used as an office, features a radiator and a double-glazed window overlooking the side of the property.



Bathroom

The bathroom has a three-piece turquoise suite including a pedestal sink, WC, and full-sized bath with part-tiled walls, tile-effect vinyl flooring, chrome heated towel rail, an electric wall heater, mirrored storage cupboards enhance practicality. A uPVC double-glazed window brings in natural light, .

Garage

A single garage with a concrete floor having power, lighting, shelving, and storage cupboards with metal doors giving access from the driveway and a rear pedestrian door into the rear garden.

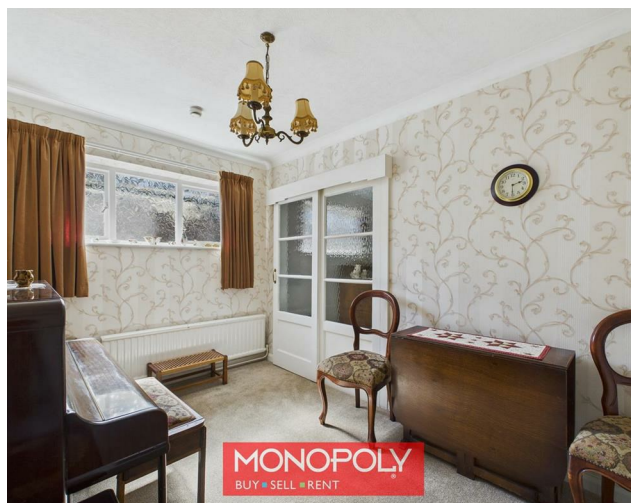
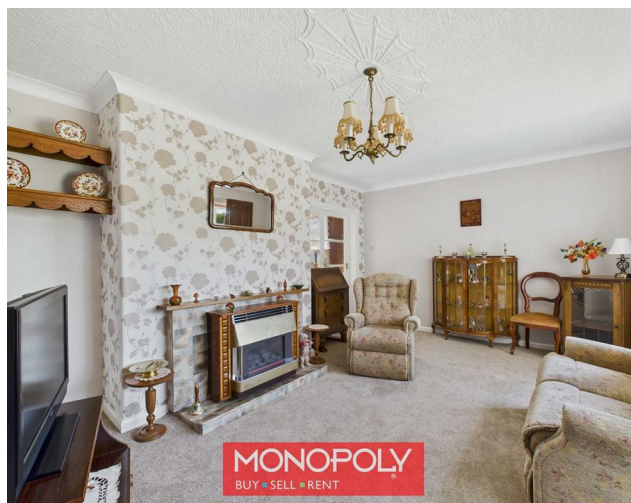
Front Garden

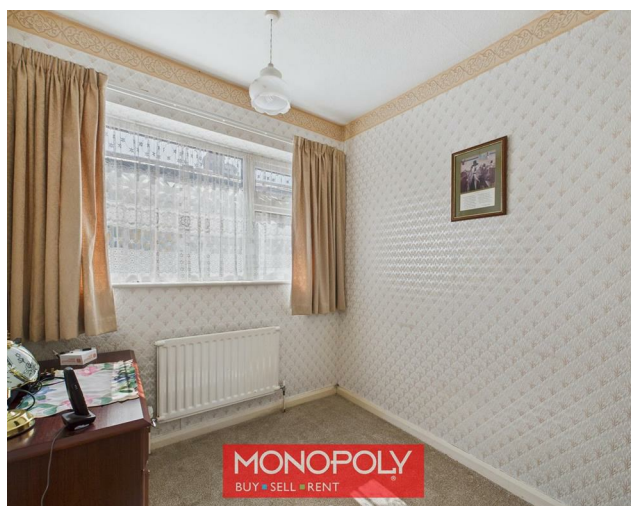
Well-maintained with a neat lawn and borders full of mature planting, a concrete driveway provides off-road parking for two vehicles leading to the single garage and a path leads down the side of the property to a timber gate accessing the rear garden.

Rear Garden

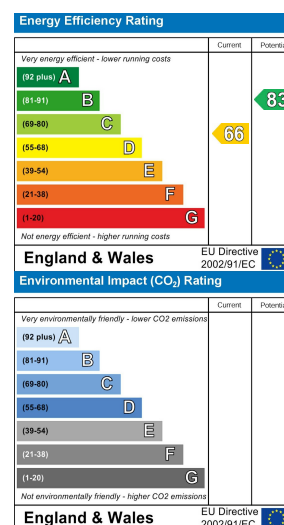
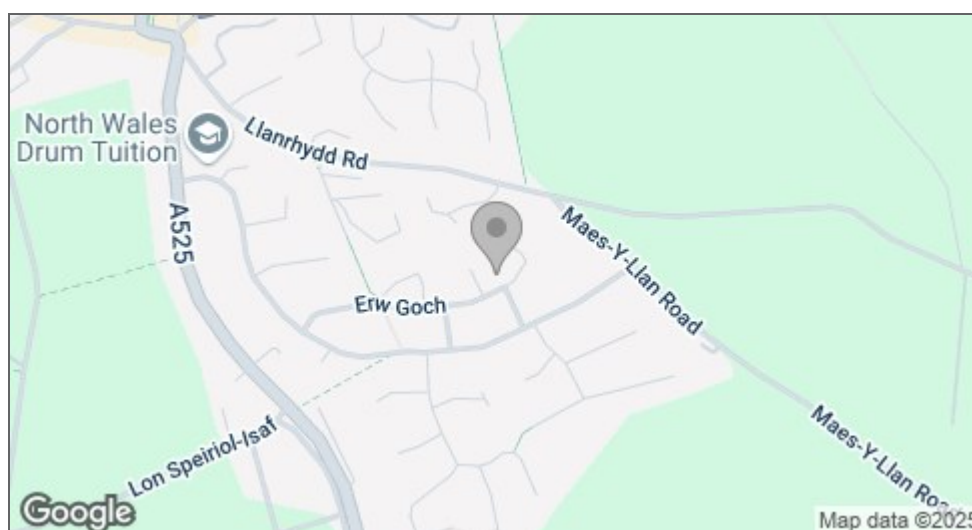
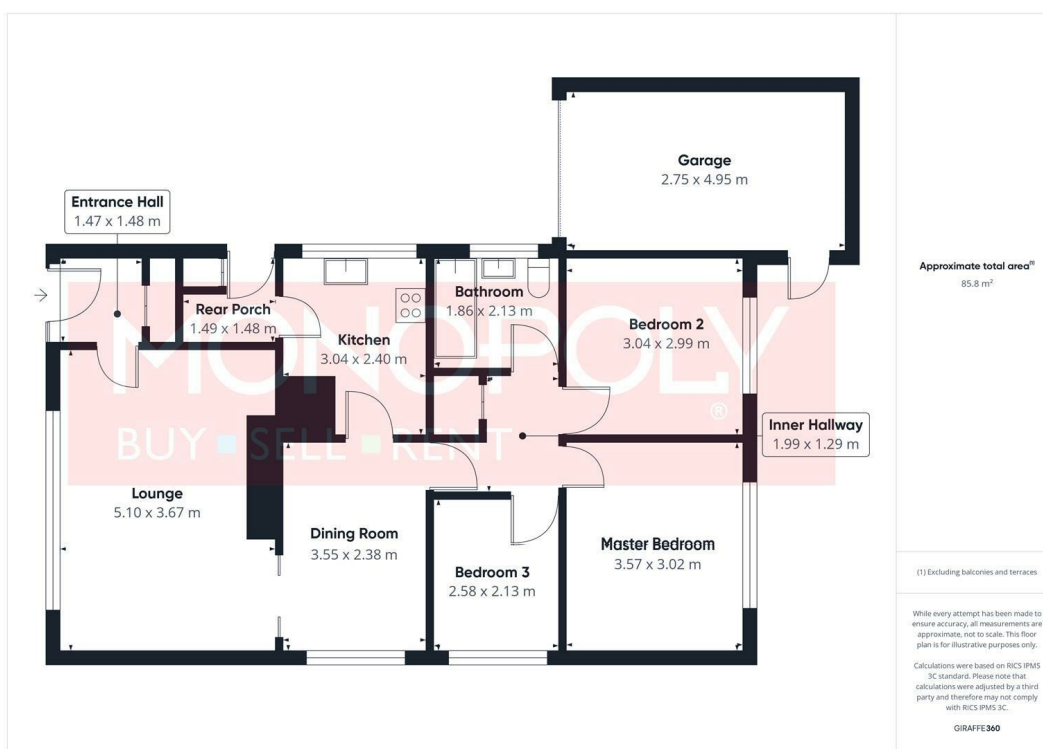
A private and enclosed rear garden with a patio area sheltered by a poly roof, a good-sized lawn with flower bed borders, and a dwarf stone wall adorned with shrubs with breathtaking views of the Clwydian Range in between rooftops. A pedestrian door gives access to the garage, and a timber gate leads to the front garden, all enclosed by panelled fencing.











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.

