



## Borthyn, Ruthin LL15 1NU

£189,950

Monopoly Buy Sell Rent are pleased to offer a well-proportioned three-bedroom family home situated in the historic market town of Ruthin. Offering bright and spacious living areas, including a dual-aspect lounge, sociable dining room, and generous kitchen, the property combines comfort with practicality. The first floor provides three bedrooms and a modern bathroom, while outside, the rear garden is beautifully laid out with a patio, lawn, and fruit trees. With the added benefit of a large double garage and off-road parking, this home presents an excellent opportunity for families or buyers looking for a property with both space and convenience, all within easy reach of Ruthin's schools, shops, and local amenities.

A Deceptively Spacious Property Which Must Be Viewed!

- Three bedrooms, including a spacious master with built-in wardrobes
- Large double garage with lighting, power, and dual entrances
- Enclosed Private Rear Garden
- Council Tax Band C
- Fantastic Walks From Your Doorstep
- Convenient location close to schools, shops, and local amenities
- EPC - Pending
- A Tardis with No Onward Chain



## Hallway

The uPVC front door opens into a hallway with access to the lounge and dining room. A carpeted staircase rises to the first floor.

## Lounge

A bright and welcoming lounge with dual-aspect uPVC double-glazed windows to both the front and rear, filling the room with natural light. Finished with laminate flooring and a wall-mounted feature fire, this space offers a comfortable setting for relaxing. Electrical points are conveniently placed throughout.

## Kitchen

A generous kitchen featuring wood-effect laminate base and wall units with laminate worktops and tiled splashbacks. There are voids for a freestanding cooker, washing machine, dryer, and tall fridge freezer, along with a composite sink and drainer with mixer tap. The kitchen is light and bright thanks to two uPVC double-glazed windows and a rear door leading to the garden. Additional features include vinyl flooring, a wall-mounted combi boiler, under-stairs pantry, and upgraded consumer unit.

## Dining Room

The dining room provides the ideal space for family meals and entertaining. With laminate flooring and plenty of space for a dining table, the room flows seamlessly into the kitchen, creating a sociable and practical layout. A uPVC double-glazed window overlooks the front elevation.

## Landing

Laminate flooring continues across the landing, which provides access to all three bedrooms and the bathroom. A rear uPVC double-glazed window overlooks the garden.

## Master Bedroom

A spacious double bedroom with laminate flooring and three built-in double wardrobes with storage above. A uPVC double-glazed window to the front makes this a light and airy retreat.

## Bedroom 2

A well-proportioned double room with laminate flooring and a built-in former airing cupboard offering storage. With alcoves providing space for wardrobes and drawers, and a uPVC double-glazed front window, this is an ideal second bedroom.

## Bedroom 3

A charming smaller double with painted original floorboards, uPVC double-glazed window to the rear, and ample electrical points.

## Bathroom

Fitted with a shower cubicle and electric shower, low-flush WC, and vanity unit with inset sink. A chrome ladder radiator and vinyl flooring complete the space, along with a uPVC double-glazed privacy window.



## Rear Garden

The rear garden is a lovely outdoor space, recently landscaped with an Indian stone patio and eco-drain. A lawned area is surrounded by mature shrubs, plants, and fruit trees including apple and pear. A concrete path leads to the double garage and parking area, while the garden is enclosed with a wall to one side and hedging to the other. A small timber shed is also included.

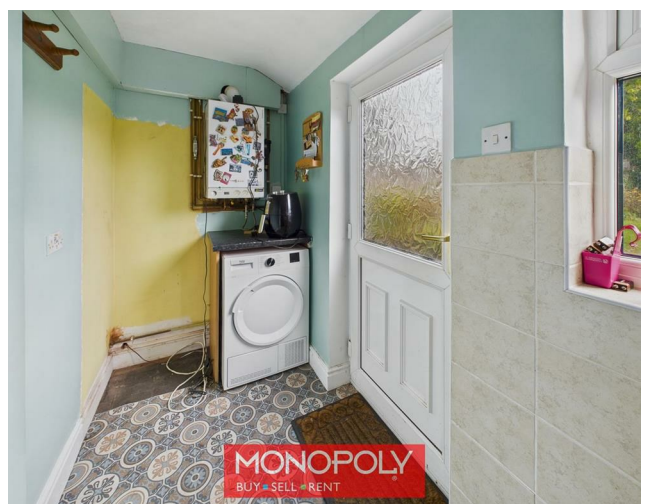
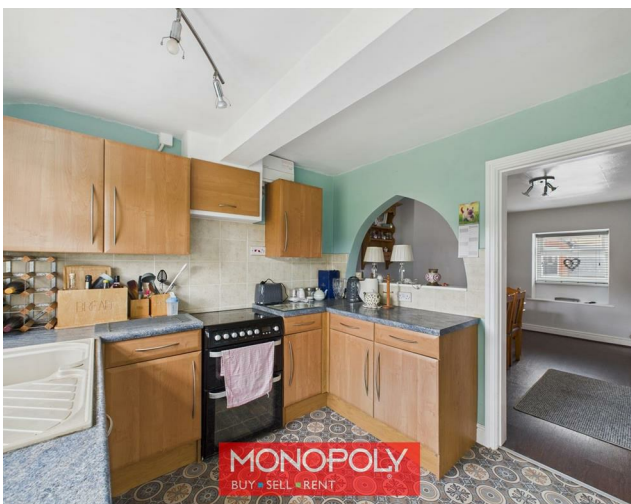
## Double Garage

A large double garage with up-and-over entrance to the left and timber doors to the right. Complete with concrete flooring, uPVC pedestrian doors to the side and rear, electric lighting, and sockets. One half features a tin roof and the other an asbestos roof, offering generous storage and workshop space.

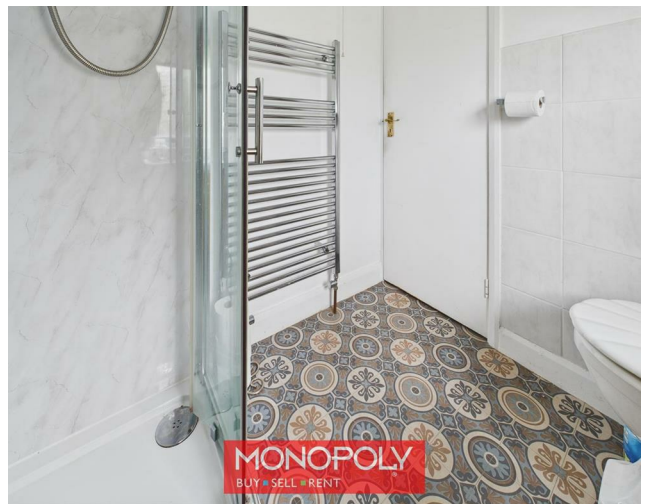
## Parking

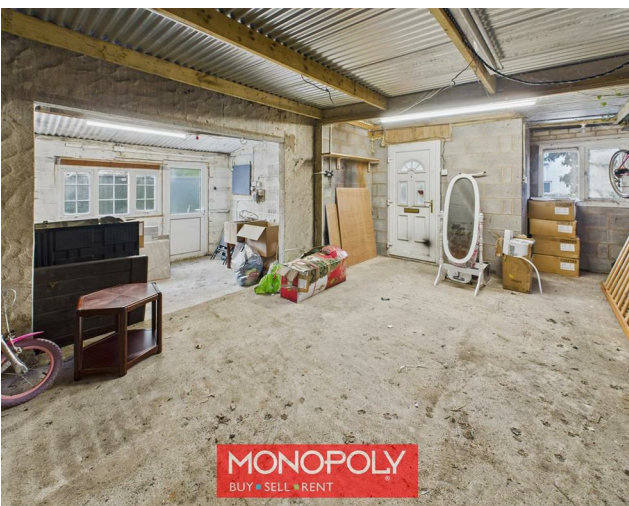
Accessed via a rear lane, the property benefits from right of access to in-garage parking for three vehicles.

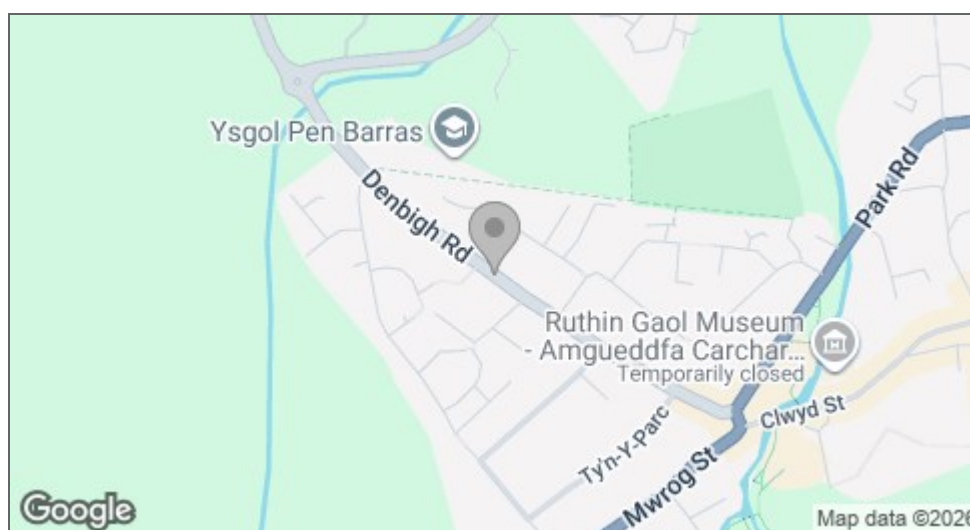












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	75
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</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.

