



## Ffordd Plas Newydd, , Ruthin LL15 1YS

**£285,000**

Monopoly Buy Sell Rent are pleased to offer this well-proportioned three-bedroom home offering flexible ground-floor living with multiple reception options and easy access to the garden. The layout includes a bright triple-aspect lounge, a practical kitchen with pantry and space for a breakfast table, a rear porch linking to a downstairs WC, and a dining room currently used as an additional bedroom. Upstairs provides three double bedrooms, a family bathroom and a separate WC. Everyday comforts include uPVC double glazing throughout and gas heating via an Ideal combi boiler. The property benefits from a stairlift to the first floor, making the home more accessible without compromising space.

- Beautiful Detached Three Bedroom Property with Two Reception Rooms
- Triple-aspect lounge with garden access
- Close To Local Park and Sports Facilities
- Fantastic Country Walks From Your Doorstep
- Located In a Quiet Cul De Sac Near Central Ruthin
- Practical kitchen with pantry and space for a breakfast table
- Three double bedrooms, one with en-suite shower room
- Council Tax Band E



## Hallway

Welcoming, carpeted hall with stairs to the first floor served by a stairlift. Glazed internal doors lead to the lounge, kitchen and dining room, with a uPVC front door featuring privacy-glazed side panels. Useful understairs area for coats and everyday storage.

## Lounge

A bright, elongated principal reception enjoying triple-aspect uPVC windows that draw in natural light throughout the day. Features a serving hatch, gas fire set on a stone hearth and carpeted flooring. A uPVC door opens directly to the garden, making this a great space for relaxing and entertaining.

## Kitchen

Laid with vinyl flooring and fitted with off-white wall and base units with soft-close drawers, topped with laminate granite-effect work surfaces. Integrated appliances include a single oven, microwave, electric hob and extractor. Spaces provided for a washing machine and tall fridge-freezer. Stainless steel sink with mixer tap sits beneath a rear uPVC window; tiled splashbacks for easy maintenance. Floor-to-ceiling pantry cupboard and room for a small table and chairs.

## Dining Room \ Bedroom 4

Currently arranged as an extra bedroom, this flexible reception features carpeted flooring, uPVC double-glazed windows to the front and side elevations and a wall-mounted gas heater. Equally suited as a formal dining room, playroom or study.

## Rear Porch

Practical link space with vinyl flooring and a uPVC door to the side elevation. Doors connect to the dining room and the downstairs WC.

## Downstairs WC

Vinyl flooring, low-flush WC and wall-mounted hand basin. Houses the wall-mounted Ideal combi boiler. Small uPVC window with privacy glass.

## Landing

A carpeted landing with access to all 3 bedrooms along with doors leading to the WC, bathroom and airing cupboard. Access is also available to the loft via a hatch.

## Master Bedroom

Deceptively generous double with carpeted flooring, built-in double wardrobe and a uPVC window overlooking the front elevation.

## Bedroom 2

Well-sized double bedroom to the rear with uPVC window, built-in double wardrobe and the added convenience of an en-suite shower room. Carpeted.





### Bedroom 3

A third double bedroom with carpeted flooring, built-in double wardrobe and a uPVC window to the front elevation.

### Family Bathroom

Fitted with a full-sized bath and pedestal wash basin. Benefits from two airing cupboards with louvre doors and a uPVC privacy-glazed window.

### Separate WC

Located off the landing with a low-flush WC, vinyl flooring and a uPVC privacy-glazed window.

### Garage

A single garage with an up-and-over door to the front, with a pedestrian door to the side. There are electrical points with a window overlooking the rear garden.

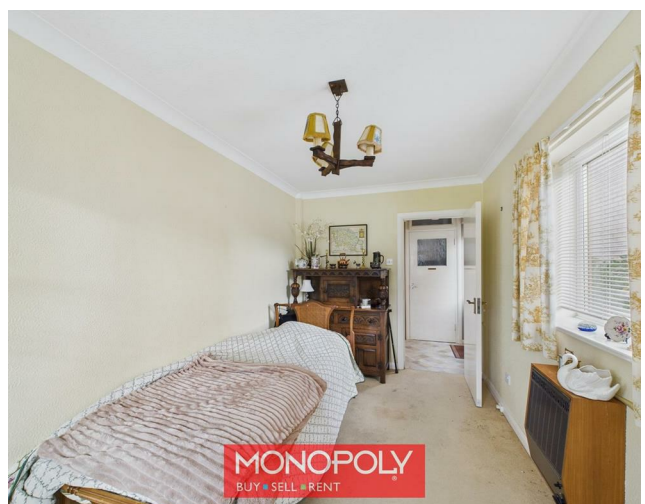
### Front Garden

A tarmac driveway with lawn on either side offers space for up to 3 vehicles and leads to the single garage on the left-hand side. A pathway leads to the front door and onwards into the property.

### Rear Garden

A low-maintenance garden with a slabbed area and stone-chipped areas. A brick wall to the rear of the garden maintains privacy with panelled fencing on either side. Paths lead to the front on both side of the property as well as a pedestrian door to the single garage.

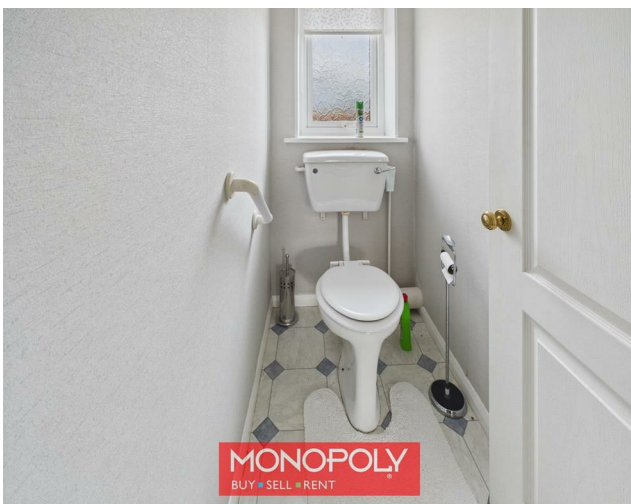








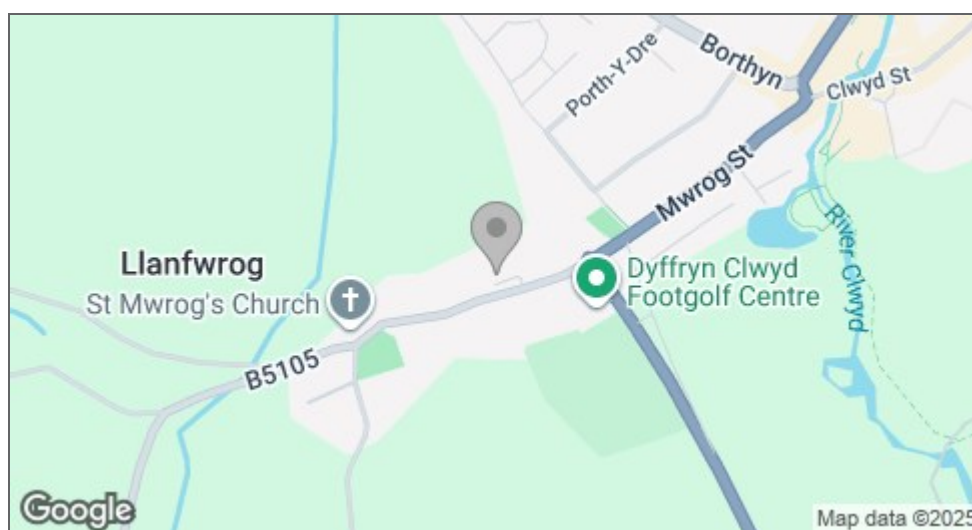
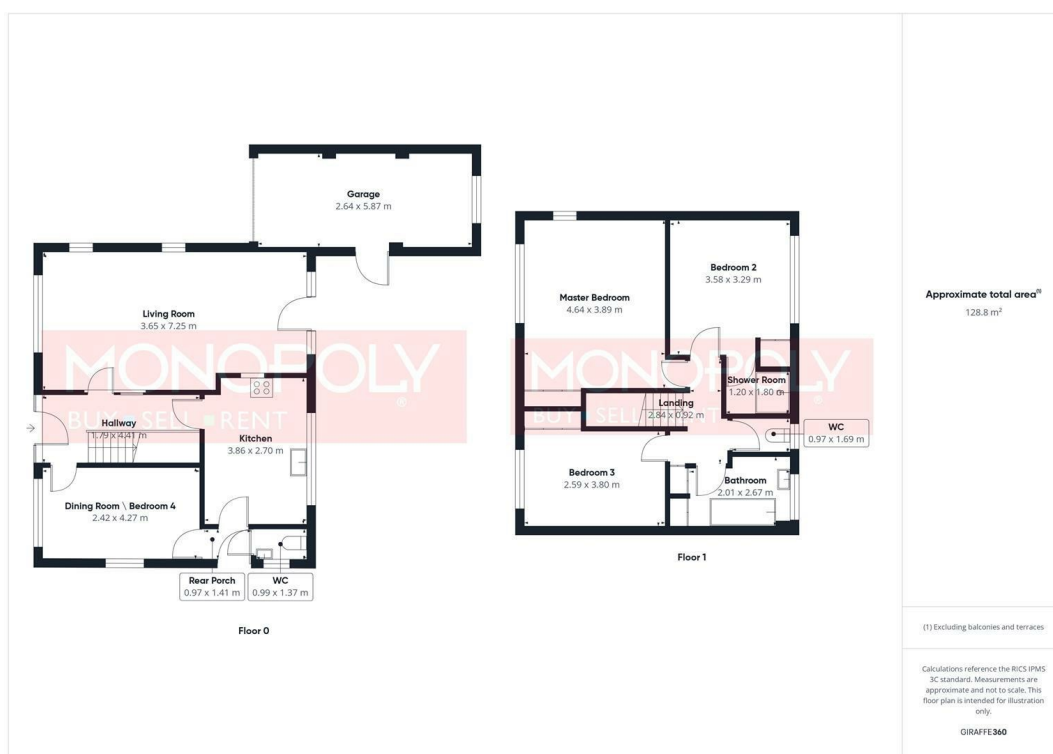












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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

