



Rhos Street, , Ruthin LL15 1EB

£425,000

MONOPOLY BUY SELL RENT is pleased to present Foelas, a detached bungalow with no onward chain, set on the outskirts of Ruthin in a picturesque Area of Outstanding Natural Beauty close to the town centre, Clwydian Range, and Dee Valley. The property offers generous and versatile accommodation, including a spacious lounge leading to a conservatory, a country-style kitchen, utility room, three double bedrooms—one with a dressing room and en-suite—and a well-sized family bathroom. Set on a substantial plot with extensive gardens, it also benefits from a double garage with an adjoining workshop suitable for potential annexe conversion (subject to permissions) and a sweeping driveway providing ample parking, making it an ideal home for families or those seeking a spacious, well-presented property in a tranquil yet convenient setting.

- Detached Bungalow in a Desirable Location
- Spacious Lounge with Conservatory Access
- Double Garage, Workshop, & WC (potential conversion)
- Driveway with Parking for 4 or More Vehicles
- No Onward Chain
- 3 Dbl Bedrooms, Master with Bathroom & Dressing Rm
- Large Country-Style Kitchen & Separate Utility Room
- Generous Gardens with Patio Area & Greenhouse
- Freehold Property; Tax Band G



Entrance Hall

A generous, carpeted entrance hall featuring a window that brings in natural light, a radiator, a useful cloaks cupboard (with safe) and an airing cupboard housing the hot-water tank. A hatch provides access to the attic, and doors lead through to the majority of the rooms.

Lounge

A spacious L-shaped lounge featuring a decorative stone and slate fireplace housing a gas fire. Benefits from two front windows with radiators beneath, additional radiator, wall lights, coved ceilings, sliding patio doors to the conservatory and a door into the kitchen diner.

Kitchen-Diner

A large, well-equipped space with tiled flooring, wooden-fronted units, electric eye-level double oven, induction hob with hood, integrated eye-level fridge, composite sink with pull-out tap, tiled splashbacks, radiator and large window overlooking the rear garden. Ample room for a family dining table and door leading to the rear porch.

Conservatory

This bright space offers tiled flooring and a polycarbonate roof, complemented by a wall-mounted electric heater and twin glazed doors opening onto the garden.

Utility Room

This practical space features tiled flooring, a stainless-steel sink, wall and base units with laminate worktops, tiled splashbacks and a double glazed window overlooking the front. A cloaks area, spaces for white goods and a radiator.

Rear Porch

Featuring tiled flooring, lighting and an alarm panel, the space offers direct access outdoors as well as a door through to the utility room.

Master Bedroom

A carpeted double bedroom featuring a large double-glazed window and radiator. Wall-to-ceiling, mirror-fronted wardrobes open through to the adjoining dressing room and WC.

Dressing Room

Generous space designed to accommodate fitted vanity units and includes a sliding door connecting to the bedroom with a radiator, a double glazed window, and a door to the master bedroom.

Master Bathroom

A peach-coloured three-piece suite comprising WC, pedestal sink and deep bath. Features fully tiled walls with decorative detailing, privacy window, radiator, vinyl floor, coved ceiling and arch.

Bedroom 2

A good-sized, dual-aspect room with two radiators, carpeted flooring, excellent views of the castle and countryside, and space for fitted storage.



Family Bathroom

A four-piece suite with pedestal sink (including tilting mirror and light), WC, fully tiled deep corner bath, and corner shower cubicle with thermostatic shower. Features include fully tiled walls, privacy window, vinyl flooring, coved ceiling and radiator.

Bedroom 3

A carpeted double bedroom featuring a radiator, a view of the rear garden, and space for a storage cupboard

Front of Property

A sweeping tarmac driveway and pathway lead to the front entrance, complemented by steps to the driveway and garage, mature gravelled borders, and a wrought iron gate providing access to the rear garden.

Rear Garden

A beautifully landscaped garden with lawned areas, two greenhouses, mature planting including Holly and fruit trees, paved patio with pergola, steps leading through various levels, rooftop and countryside views, pathway to cellar and additional gravelled and lawned areas.

Double Garage and Workshop with WC

Double garage with electric doors, windows, power, lighting, and concrete flooring, leading to a rear workshop and WC. The workshop, featuring a workbench, large eaves storage cupboard, wall-mounted Baxi boiler, window, and pedestrian door, alongside the WC, could be converted into a self-contained annex.

Driveway

A chipped driveway offering parking for around four vehicles, with access to the double garage and steps leading to the front door, bordered by brick and stone walls and enhanced by mature planting.

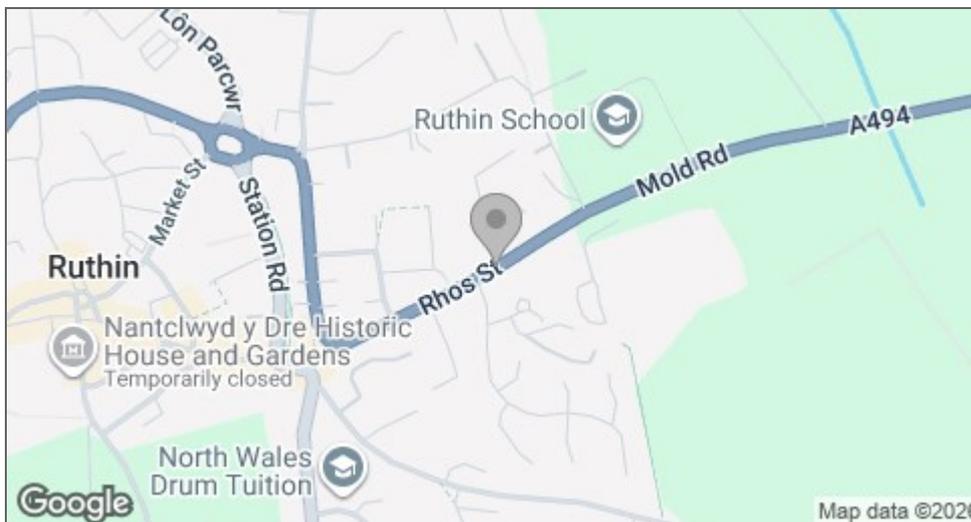












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	76
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (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.

