



## Cae Seren, Ruthin LL15 1PF

**£210,000**

Monopoly Buy Sell Rent is delighted to offer for sale this attractive semi-detached bungalow offering spacious and well-designed accommodation all on one level. The well-presented accommodation comprises a welcoming vestibule, L-shaped hallway, two well-proportioned bedrooms, a generous lounge, and a spacious kitchen diner. Set on a generous plot, the property benefits from ample off-road parking along with well-maintained front and rear gardens. This lovely home is ideally suited to downsizers, small families, or those seeking a practical and comfortable living space.

- Semi Detached Bungalow
- Modern Fitted Kitchen Diner
- Large, Enclosed Rear Garden
- Freehold Property
- Upvc Windows Throughout
- Two Spacious Bedrooms
- Quiet Cul-De-Sac Location
- Well-Presented
- Council Tax Band B
- Upvc Soffits and Fascias



## Vestibule

A white uPVC front door opens into a welcoming entrance area, featuring carpeted flooring, ceiling lighting, and space for hanging coats, with a panelled internal door leading through to the main hallway.

## Hallway

An L-shaped, carpeted hallway featuring a radiator and doors providing access to all rooms. A ceiling hatch leads to the fully insulated and partly boarded loft.

## Lounge

A comfortable, carpeted lounge featuring an attractive central fireplace with a marble surround housing an electric fire. A large double-glazed window overlooks the front of the property, a radiator and a door leads through to the kitchen diner.

## Kitchen Diner

A modern kitchen diner is fitted with burgundy high-gloss units complemented by marble-effect sparkle worktops. Appliances include an electric oven and hob with a stainless steel splashback and extractor fan, with space for a dishwasher, fridge, freezer, and washing machine. A stainless steel sink with a swan-neck tap sits beneath a double-glazed rear window, while recessed shelving, downlights, a radiator, and vinyl tiled flooring complete the space. A cupboard houses the Worcestershire combi boiler, and a double-glazed rear door with privacy glazing provides direct access to the rear garden.

## Master Bedroom

A generous master bedroom with carpeted flooring, benefiting from two double-glazed windows overlooking the front and allowing plenty of natural light. There is ample space for storage cupboards, and the room is completed by a radiator.

## Bedroom 2

Carpeted bedroom with a radiator and a uPVC double-glazed window overlooking the rear of the property. Currently used as a dressing room, this versatile space would equally suit use as a home office or nursery.

## Bathroom

A modern white three-piece suite comprising a low-flush WC, vanity unit, and a corner shower with an electric shower. The room is finished with tiled-effect vinyl flooring, tiled walls with a decorative mosaic border, a chrome towel rail, extractor fan, and a privacy-glazed window.

## Front Garden

A low-maintenance front garden laid with golden gravel, complemented by a concrete pathway leading to the front door and side gate. Off-road parking is available for several cars, with picket fencing to each side, a timber gate providing rear access, and attractive views towards the church steeple.

## Rear Garden

The private rear garden is fully enclosed with 6-foot panelled fencing and enjoys open views of Moel Famau. The garden features block paving, a lawned area, and excellent storage with a large metal shed, a timber shed, and an additional small metal shed, making it both practical and secure.



## Additional Information

All vertical blinds and carpets are included

## Important Information

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.

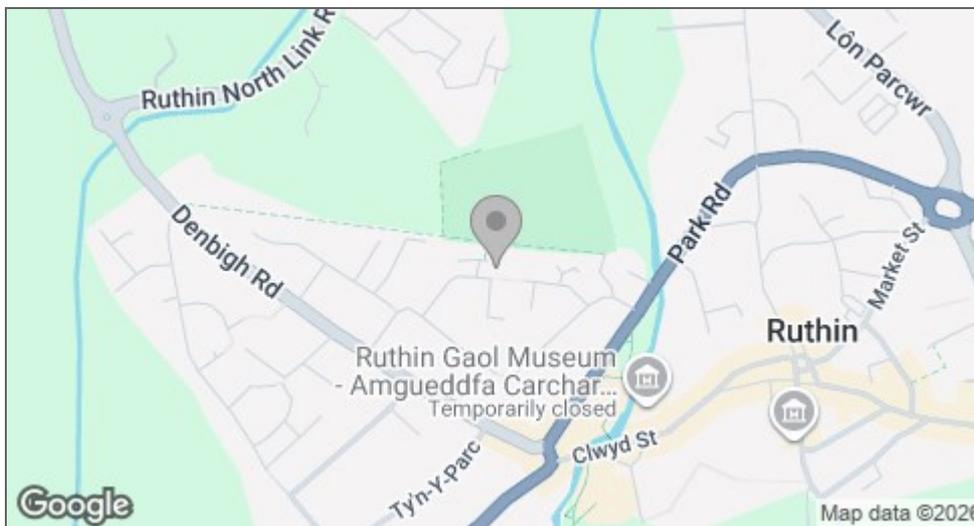
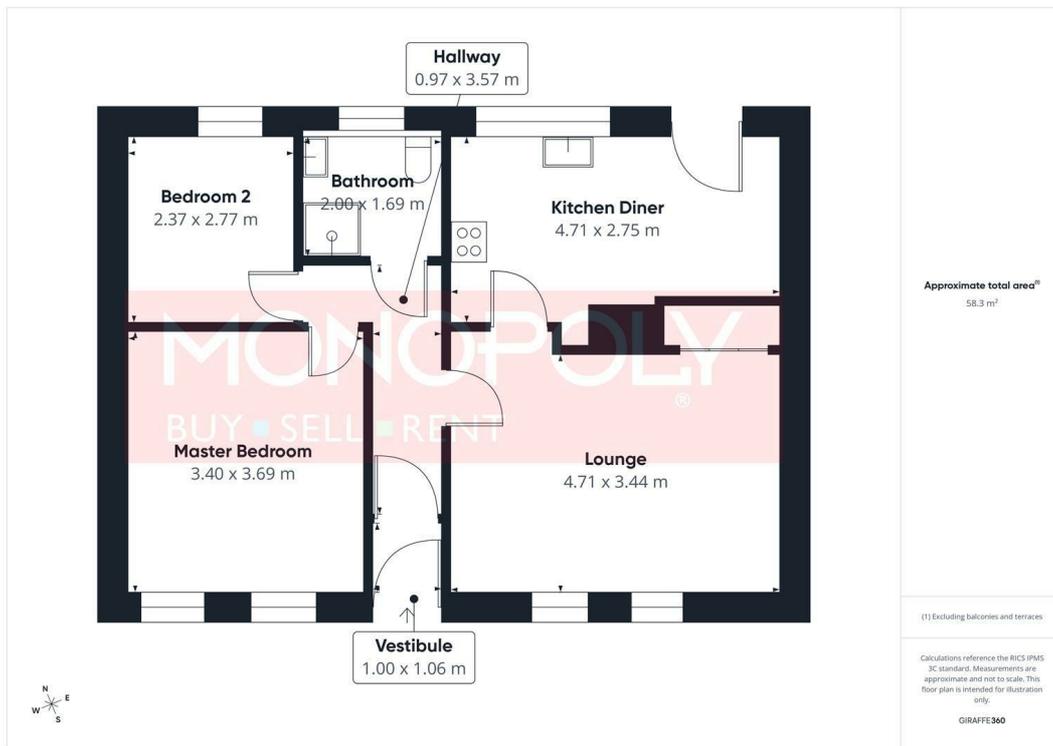
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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 details must therefore be taken as a guide only.











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			
		70	78
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			
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