



## Cae Seren, Ruthin LL15 1PF Offers In The Region Of £199,950

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
- Chain Free!
- 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.

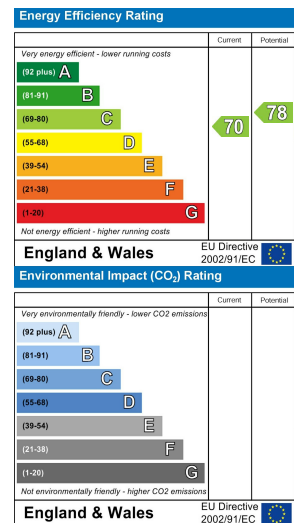
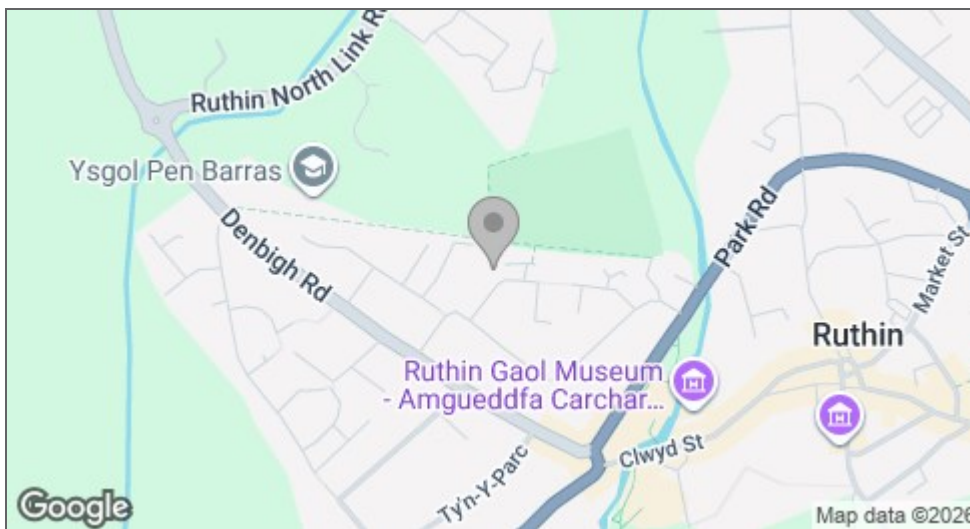
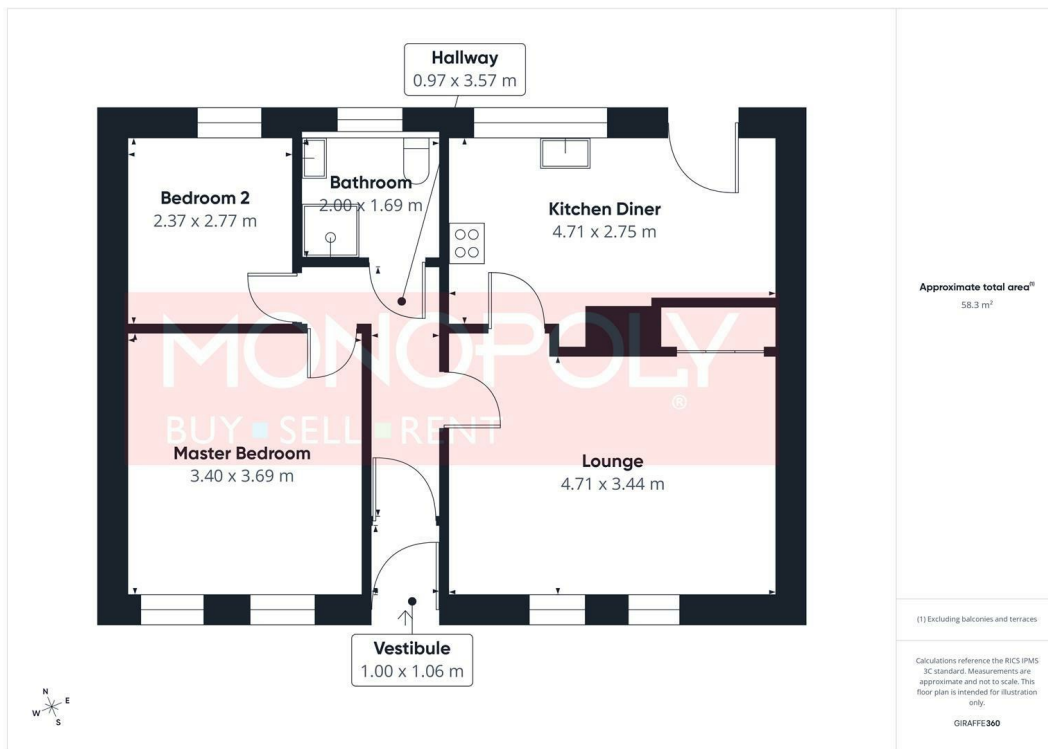
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