



## Llawr Y Dyffryn, , Ruthin LL15 1PQ

### £250,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-positioned three-bedroom detached home, occupying a generous corner plot within a sought-after residential area of Ruthin. Offering spacious and versatile accommodation throughout, including two reception rooms, a ground floor WC, and an integral garage, this property is ideal for families or those seeking flexible living space. With wraparound gardens, countryside glimpses, and excellent access to local amenities, schools and transport links, this home presents a fantastic opportunity to acquire a well-balanced property in a convenient yet peaceful location.

- Detached Corner Plot Home
- Two Reception Rooms
- Downstairs WC
- Wraparound Gardens
- Freehold Property
- Three Bedrooms
- Spacious Living Room
- Driveway & Integral Garage
- Close to Amenities & Schools
- Council Tax Band E



## Entrance Porch

Accessed via a wooden front door, the welcoming porch features attractive parquet flooring and a striking circular window, allowing natural light to pour in. A radiator and coved ceiling add comfort, while a glazed panelled door leads into the main living space.

## Living Room

A spacious and bright dual-aspect room with laminate wood flooring and a bay window to the front, complemented by additional windows to the side. The standout feature is a stone fireplace with a gas fire, slate mantle and bespoke built-in storage with recessed shelving. Stairs rise to the first floor, with a door leading through to the dining room.

## Dining Room

Another generous dual-aspect room, currently used as a dining area with ample space for a large table. Versatile in use, this room could easily serve as a snug, office or playroom. Laminate flooring continues, with coved ceiling, radiator, and glazed doors connecting both the living room and kitchen.

## Kitchen

Fitted with a range of off-white painted units topped with woodblock-effect work surfaces, the kitchen offers a practical layout with space for a cooker and fridge freezer. Stainless steel sink, tiled splashbacks, spotlights and extractor fan. A uPVC door provides access to the rear garden, with internal access to the downstairs WC and integral garage.

## Downstairs WC

Conveniently located off the kitchen, fitted with WC, wood-effect vinyl flooring and a window for natural ventilation.

## Landing

Carpeted with natural light from a side window, the landing provides access to all first-floor rooms. Includes a double airing cupboard housing the water tank and loft access via hatch.

## Master Bedroom

A spacious double bedroom with a large front-facing window enjoying field views, alongside an additional side window. Carpeted with coved ceiling, radiator, and ample space for wardrobes and storage.

## Bedroom 2

A well-proportioned double room featuring bespoke fitted wardrobes, cupboards and shelving. Carpeted with radiator and a side window offering glimpses of the surrounding countryside.

## Bedroom 3

A single bedroom with front-facing views across fields, ideal as a child's room, office or dressing room. Carpeted with radiator and space for storage.



## Wet Room

A modern and practical wet room comprising a walk-in shower with seat and electric shower, low flush WC and wall-mounted sink. Fully tiled walls, specialised flooring, extractor fan and privacy window to the rear. Sliding door enhances space efficiency.

## Integral Garage

A useful addition offering both storage and utility potential, with concrete flooring, power, lighting and water supply. Housing the gas boiler and consumer unit, with an up-and-over door and high-level side windows.

## Outside

Occupying a generous corner plot, the property enjoys well-maintained wraparound gardens, predominantly laid to lawn and bordered by mature planting for added privacy. To the front, a concrete driveway provides off-road parking and leads to the garage, complemented by a neatly kept lawn with established hedging. The side garden features a paved patio area, ideal for outdoor seating, while the rear garden is lawned and includes a greenhouse, water tap, and washing line. Timber gates to both sides allow for easy access around the property.



# MONOPOLY

BUY ■ SELL ■ RENT

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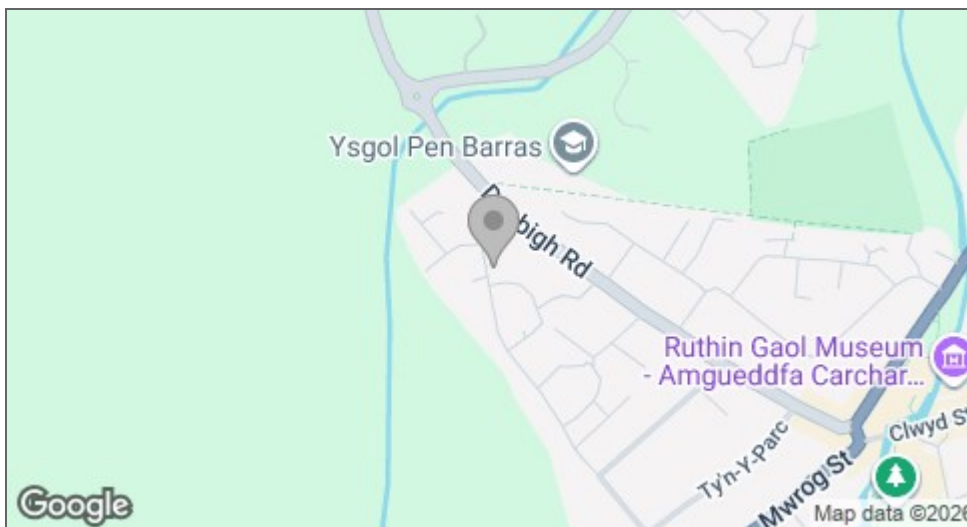
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales 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.

