



Maes Y Dre, , Ruthin LL15 1DB

£215,000

Monopoly Buy Sell Rent are pleased to offer for sale this three-bedroom, end terrace corner plot ideally located at Maes Y Dre and offered with NO ONWARD CHAIN. Previously rented and with everything already in place, the property is ready for its next owner, whether as a first-time purchase, family home, or investment opportunity. Benefiting from a newly fitted kitchen and bathroom, a new consumer unit, a Worcester combi boiler approximately three years old, and a south-west facing rear yard, the home also offers a sweeping driveway with parking for up to three vehicles. With a bus stop conveniently positioned opposite and open countryside views from the rear bedroom, this is a practical and appealing home in a convenient setting.

- Three-Bedroom End Terrace
- South-West Facing Garden
- Open-Plan Reception Space
- Ideal First Time/Family Buy
- New Consumer Unit
- Corner Plot Position
- Driveway Parking for 3 Vehicles
- Bus Stop Nearby
- Newly Fitted Kitchen & Bathroom
- NO ONWARD CHAIN



Hallway

A newly fitted composite front door opens into a spacious and welcoming entrance hallway, finished with fitted carpet, a dado rail and coved ceiling. A side-facing window allows plenty of natural light to fill the space, while the turned staircase rises to the first floor with useful understairs storage beneath. There is also ample room for coats and everyday essentials, with a door leading through to the open-plan living accommodation.

Living Room

A comfortable and bright main reception room with fitted carpet, coved ceiling, radiator and a window overlooking the front of the property. The focal point of the room is a central fireplace with tiled surround, wooden mantle and electric fire, creating a cosy living space that flows openly into the dining area.

Dining Area

Open plan in style yet nicely defined, the dining area offers fitted carpet, a radiator, coved ceiling and a rear-facing window. A square opening connects the space to the living room, making it ideal for both everyday family life and entertaining, while a door leads through to the kitchen.

Kitchen

The kitchen has been newly fitted and is finished with white units, wood-effect worktops and tiled splashbacks. It includes a stainless steel sink with swan neck mixer tap, space for a cooker with a modern extractor hood above, wood-effect vinyl flooring and a uPVC door opening to the rear. The wall-mounted Worcester combi boiler is also housed here.

Landing

To the first floor is an L-shaped carpeted landing with spindle balustrade and dado rail. There is a built-in airing cupboard and a loft hatch providing access to a fully insulated loft space.

Master Bedroom

A good-sized double bedroom with fitted carpet, radiator and built-in wardrobe. The rear-facing double-glazed window enjoys pleasant views over neighbouring gardens and towards the open countryside beyond.

Bedroom 2

A generous double bedroom with fitted carpet, radiator and a large uPVC window overlooking the front of the property. The room offers plenty of space for additional storage furniture and enjoys a bright, airy feel.

Bedroom 3

A single bedroom positioned to the front of the property, complete with fitted carpet, radiator, fitted wardrobe and overhead storage cupboards. This would work equally well as a child's room, nursery or home office.



Bathroom

The bathroom has been newly fitted and comprises a panelled bath with thermostatic shower over, pedestal wash hand basin with mixer tap, fully tiled walls with mosaic border, radiator, vinyl flooring and a privacy window to the rear.

Separate WC

Complementing the bathroom is a separate WC fitted with a low flush toilet, privacy window to the rear, dado rail and vinyl flooring.

Front Garden

To the front, the property benefits from a sweeping tarmacked driveway providing parking for up to three vehicles, alongside a raised lawned area with mature Christmas tree, established planting and hedged borders, all enclosed by a wall to the front.

Rear Garden

A south-west facing yard designed for ease of maintenance, with concrete, tarmac and gravel sections, a timber storage shed, additional storage container, old coal shed and new panel fencing. A cast iron gate provides access to the front, while a timber gate allows a right of way for the neighbour in the event of fire access.

Disclaimer

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.

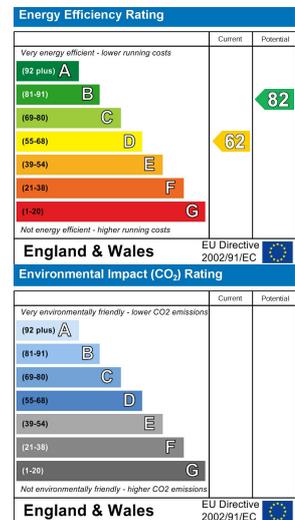
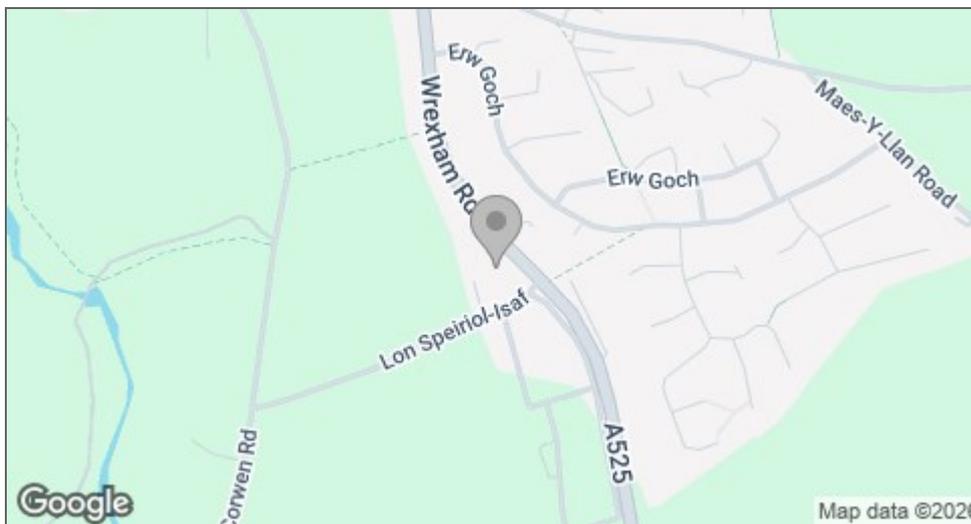












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