



Ruthin Road, Denbigh LL16 3EU

£280,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented three-bedroom property, offering spacious accommodation, character features and excellent outdoor space. The home benefits from a welcoming vestibule and hallway, a comfortable lounge with curved bay window and gas fire, a kitchen diner overlooking the rear garden, ground floor WC, three bedrooms and a family bathroom.

Externally, the property offers a varied slate paved driveway, front lawn and concrete drive leading to the garage. To the rear is an enclosed garden with lawn, patio areas, mature hedging and access to the garage, making this a practical and attractive family home.

- Freehold
- Semi Detached Property
- Off Road Parking & Garage
- EPC D
- Open Plan Kitchen Diner
- Enclosed Rear Garden
- Council Tax Band
- Ground Floor WC
- Excellent School Catchment Zone



Front Garden

The property is approached via a varied slate paved driveway, with a concrete drive leading to the garage and a grass lawn to the front. The frontage is bordered by a brick wall separating the property from the road, with wooden fencing to both sides providing separation from neighbouring properties.

Vestibule

The vestibule features tiled flooring, a UPVC front door and a wooden internal door with a circular decorative window. Decorative windows sit to either side within a wooden frame, adding character to the entrance.

Entry Hallway

The entry hallway is finished with herringbone style vinyl flooring and provides access to the lounge and kitchen diner. Carpeted stairs rise to the first floor, with wooden panelling, a wooden bannister and a wooden picture rail adding traditional detail.

Lounge

The lounge features wood effect laminate flooring and a speckled stone fire surround with gas fire and painted wooden mantle surround. A curved bay window looks to the front, with a curved radiator positioned below. The room also benefits from a picture rail and door back through to the hallway.

Kitchen Diner

The dining area is finished with herringbone effect vinyl flooring, a radiator, picture rail and curved bay window overlooking the rear garden. The kitchen area has tile effect vinyl flooring, white cabinetry and butcher block effect worktops. There is an integrated dishwasher and a four burner gas hob with oven below, extractor hood above and glass splashback, along with a double glazed window to the side, under-counter space for two white goods appliances, downlights and a UPVC door to the rear garden with a double glazed window to the rear.

WC

Located under the stairs, the WC features wooden flooring, an obscure window to the side, hand basin with tiled splashback and a wooden door to the entry hallway.

Landing

The carpeted landing has an obscure decorative window to the side, wooden bannister and wooden doors leading to the bedrooms and bathroom.

Master Bedroom

The master bedroom is a double room with wood effect laminate flooring, radiator, curved bay window to the front and picture rail.

Bedroom 2

Bedroom two is a carpeted double bedroom with a double glazed window to the rear, built-in wooden storage, radiator and picture rail.



Bedroom 3

Bedroom three is carpeted and includes a radiator, double glazed window to the front and picture rail.

Bathroom

The bathroom is finished with wood effect laminate flooring and partially tiled walls. The suite includes a bath with glass screen and shower overhead, basin with drawers below and toilet. There are obscure double glazed windows to both the rear and side, along with loft access hatch, tall radiator and downlights.

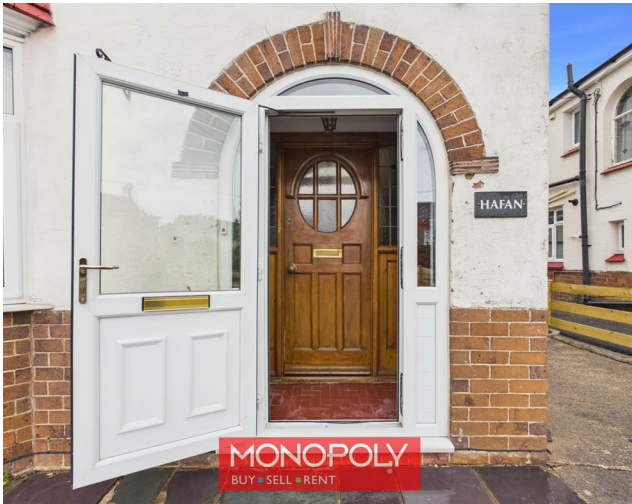
Rear Garden

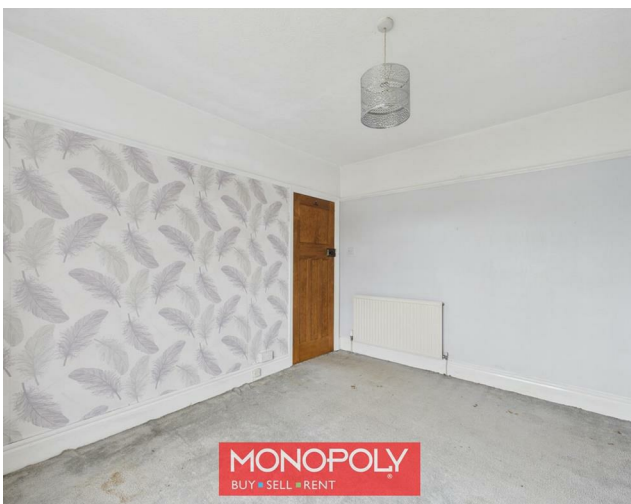
The rear garden features a grass lawn with a concrete path leading to a patio area at the rear. A wooden patio sits beyond, bordered by mature hedging along the back of the garden, with wooden panel fencing between neighbouring properties. The garden also benefits from a wooden gate to the driveway, UPVC door to the kitchen diner and wooden door to the garage.

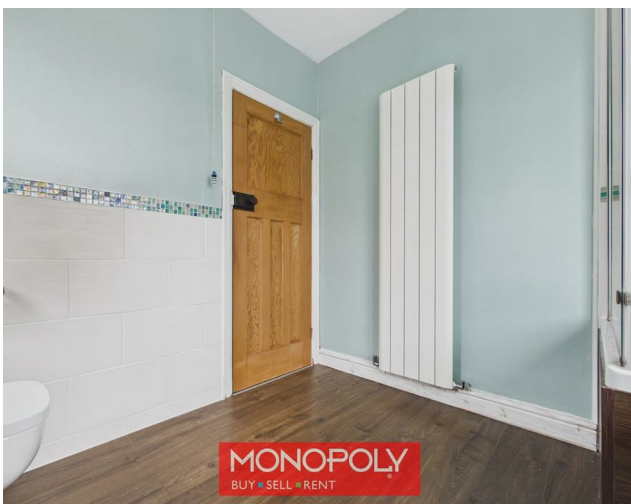
Garage

The garage has concrete flooring and is of part brick, part block construction. It includes an obscure window to the garden, up and over door to the driveway, wooden door to the garden, pitched corrugated roof with wooden frame and a small partitioned area to the rear.

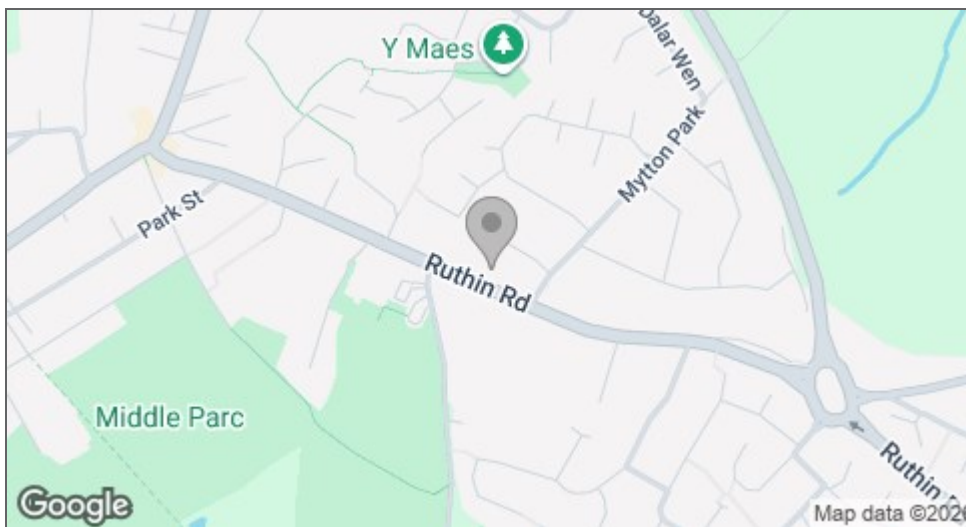












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO 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.

