



## Ruthin Road, Denbigh LL16 3EU

### £275,000

Monopoly Buy Sell Rent are please to offer for sale Y Fedw Arian a charming traditional semi-detached home, set in a sought-after residential location. This characterful property offers a blend of original period features and modern comforts, making it ideal for family living. The accommodation comprises a welcoming vestibule, spacious hallway, and a bright open-plan lounge diner with dual-aspect bay windows. A well-equipped kitchen opens onto the rear garden, and a ground floor WC adds convenience. Upstairs, there are three bedrooms—two doubles and a single—all served by a generous family bathroom. Externally, the property is set back from the road and approached via a long driveway, offering ample off-road parking and leading to a detached single garage. The front garden features a neat lawn, mature trees, and established borders, while the rear garden enjoys a private setting with patio space, a lawned area, and further mature planting. Fedw Arian presents a rare opportunity to acquire a traditional home with charm, space, and scope in a desirable location, within easy reach of local amenities and transport links with NO ONWARD CHAIN.

- Traditional Semi-Detached Family Home
- Open-Plan Dual-Aspect Lounge Diner
- Spacious & Modern Four-Piece Family Bathroom
- Long Driveway Providing Ample Off-Road Parking
- Freehold Property, Council Tax Band D
- Period Features Throughout
- Three Bedrooms – Two Doubles and a Single
- Generous plot, Mature Front & Rear Gardens
- Detached Garage with Power and Water
- Offered For Sale with No Onward Chain



## Vestibule

A welcoming entrance with arched brickwork having a white uPVC front door, leading to a traditional timber 1930s front door with decorative glazed panels.

## Hallway

Featuring painted timber flooring, a picture rail, and a radiator. Turned stairs rise to the first floor, with a convenient WC located beneath. Original 1930s timber doors lead to the kitchen and lounge diner.

## Lounge Diner

A beautifully proportioned, dual-aspect open-plan living space with bow bay windows to both the front and rear. The lounge area benefits from a coved ceiling, a gas fire, and a radiator, making it ideal for relaxed family living and entertaining.

## Kitchen

Fitted with cream Shaker-style units and green granite-effect worktops. The kitchen includes a stainless steel sink, tiled flooring, and space for an electric cooker, washing machine, and tall fridge-freezer. Worcester wall-mounted boiler, and double-glazed windows overlook the side and rear of the property with a uPVC door providing access to the rear garden.

## Ground Floor WC

Fitted with a low-flush WC and wall-mounted hand wash basin. Finished with PVC wall panelling, a mirror, lighting, and a small privacy window to the side.

## Landing

Carpeted with a feature window with art deco stained glass that fills the space with natural light. Picture rail and original 1930s doors lead to all bedrooms and the bathroom.

## Master Bedroom

A generous double room with exposed timber floorboards and a large bow bay window to the front, enjoying elevated views. Two built-in wardrobes and a large radiator complete the space.

## Bedroom 2

A spacious double bedroom with carpeted flooring, built-in wardrobe, radiator, a chimney breast feature, and a window overlooking the rear garden.

## Bedroom 3

A single bedroom, carpeted with a uPVC window to the front, offering views of the Castle and the surrounding hills. Includes a picture rail and radiator.

## Bathroom

Comprising a full-sized bath, a corner shower unit with electric shower, a pedestal wash basin, and a low-flush WC. Vinyl wood-effect flooring, PVC wall panelling, and a privacy window to the rear. Airing cupboard housing the hot water tank, loft hatch access, and extractor fan.



## Garage

A spacious single garage features a concrete floor, up-and-over door, and a separate pedestrian side door, providing convenient access to the rear garden.

## Front Garden

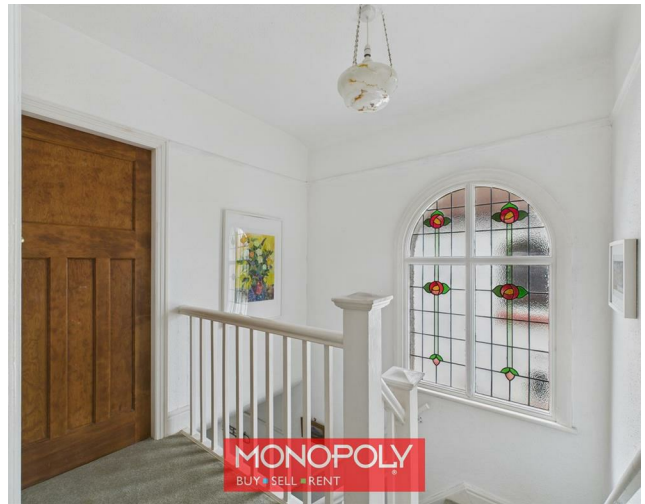
Set back from the road, benefiting from a long driveway leading to a detached single garage includes a well-maintained lawn, mature trees, and established borders, offering excellent kerb appeal and off-road parking for multiple vehicles.

## Rear Garden

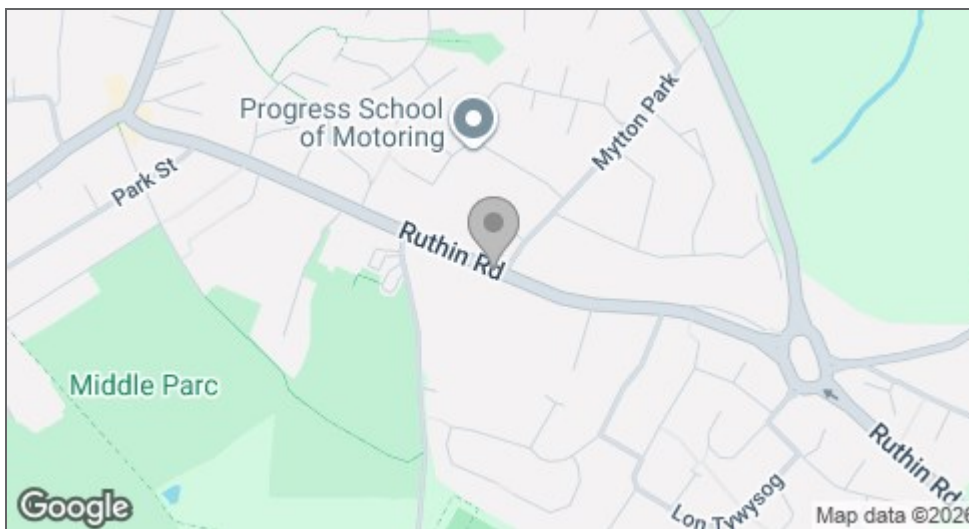
A private, mature garden with a concrete patio area ideal for seating, a lawn, and well-established borders offering excellent privacy. A detached garage provides additional storage or workshop potential.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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.

