



## Pwllglas, Ruthin LL15 2PG

### £239,950

Monopoly Buy Sell Rent is pleased to offer for sale Isfryn, a delightful three-bedroom semi-detached house that has an added extension that offers large family living space with a good-sized south-westerly facing garden, located in Pwllglas a quaint village, near the town of Ruthin.

The property has been modernised throughout and briefly comprises an entrance hall, dual aspect lounge, 'L' shaped kitchen with cloaks area, a splendid open plan family room with a high vaulted roof having two large patio doors opening out onto the south westerly facing garden, utility room and modern bathroom, three bedroom, off-road parking, and large gardens with a patio area, lawn area, and store. A MUST-SEE PROPERTY TO FULLY APPRECIATE!

- Semi Detached Property
- Extended and Modernised
- Open Plan Family Room
- Freehold Property
- CHAIN FREE!
- Immaculately Presented
- Three Bedrooms
- Private & Enclosed Garden
- Council Tax Band C



## Entrance Hall

A white double-glazed front door opens to this wall-panelled entrance hall with tiled flooring, lights, radiator, carpeted stairs lead you up to the first floor and doors lead you into the lounge and kitchen.

## Lounge

3.99 x 3.68 (13'1" x 12'0")

A cosy dual-aspect lounge with a central timber fire surround, green painted wood panelling to one wall, radiator, carpeted flooring and two double glazed windows with deep sill bring in plenty of natural light.

## Kitchen and Cloak Area

4.65 x 4.14 (max) (15'3" x 13'6" (max))

An 'L' shaped open plan fitted kitchen with a range of white modern base, wall and drawer units with wood effect worktop having tiled splashback, a stainless-steel sink with mixer tap, fitted electric oven and electric hob with stainless steel hood above. Space for a dishwasher and fridge and a cupboard conceals the gas-fired boiler providing heating and hot water. There are two double-glazed windows, both having deep sills, tiled flooring, and space to hang your coats. You step up to the open-plan family room and an oak-panelled sliding door leads you into the utility.

## Family Room

4.65 x 4.14 (max) (15'3" x 13'6" (max))

Modern open-plan family room with a high vaulted ceiling with inset and downlighters, a double-glazed window overlooks the front of the property, and two double-glazed sliding patio doors open out to the south-westerly facing garden. There is a dining area and lounge area with a central wood burning stove standing on a slate hearth with a matching upstand, stunning oak engineered flooring and an oak panelled sliding door leading to the utility.

## Utility Room

2.16 x 1.96 (7'1" x 6'5")

The oak-engineered flooring continues through to the utility room which is fitted with the same base units as the kitchen with a granite effect worktop, stainless steel sink, space and plumbing for a washing machine and a Velux lantern light bringing in natural light from above. An oak veneered door leads into the bathroom and a double-glazed door opens out to the side of the property.

## Bathroom

2.01 x 1.75 (6'7" x 5'8" )

A luxurious bathroom fitted with a modern three-piece suite comprising a panelled bath with a bath shower mixer tap and glazed screen, a bowl wash basin sat on a timber storage cupboard, and a low-flush WC. A fitted wall mirror in the recess, chrome towel radiator and tiled flooring.

## First Floor Landing

Carpeted stairs lead you to the first-floor landing with a double-glazed window having a window seat sill overlooking the side of the property, a partially vaulted ceiling with doors leading to all bedrooms.



## Master Bedroom

4.06 x 3.68 (13'3" x 12'0")

A dual-aspect double bedroom with a partially vaulted ceiling, radiator, and plenty of space for storage cupboards. The two double-glazed windows, both with deep sills, overlook the side and front of the property.

## Bedroom 2

4.11 x 2.39 (13'5" x 7'10")

Carpeted double bedroom with partially vaulted ceiling with an exposed purlin, built-in storage cupboard with louvered door, further fitted shelving, paneled radiator and a double glazed window with deep sill overlooking the front of the property.

## Bedroom 3

2.77 x 2.08 (9'1" x 6'9")

A single bedroom with a vaulted ceiling with an exposed purlin having a double glazed window with deep sill and panelled radiator.

## Garden

A generous enclosed and private south-westerly facing garden with a stone patio area, a lawn area, and a store shed. The garden is accessed via a timber side gate and the sliding patio doors from the family room.

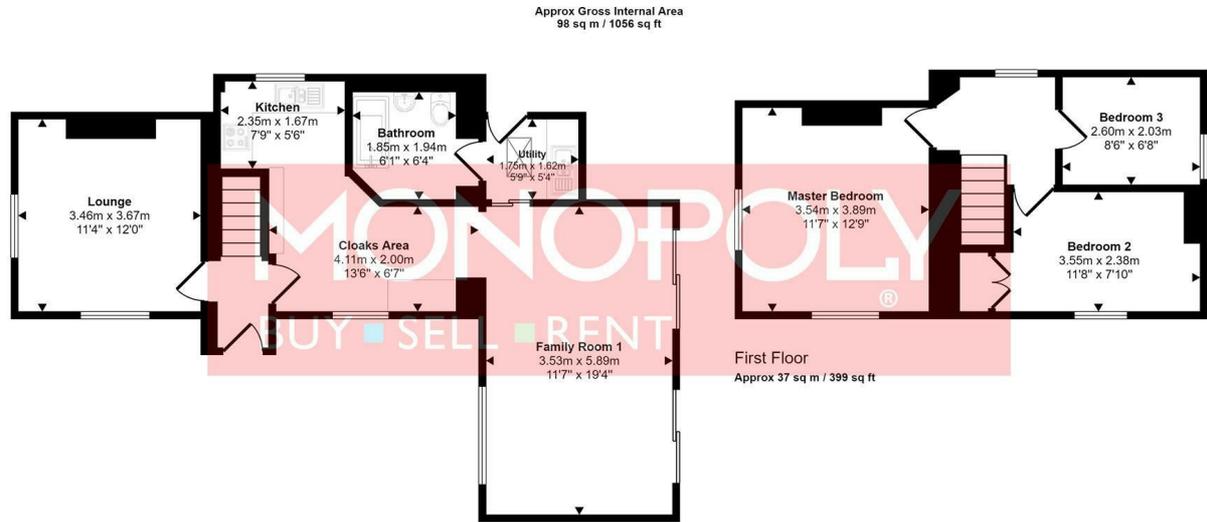












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (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.

