



## Stryd Y Wennol, Ruthin LL15 1QL

**£220,000**

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented and modern home, offering stylish accommodation set over three floors and ideally suited to a range of buyers. Finished to a contemporary standard throughout, the property features a bright fitted kitchen with integrated appliances, a spacious lounge diner with patio doors opening to the rear, a convenient ground floor WC, three double bedrooms, a family bathroom, and a principal bedroom with en suite.

Located in Ruthin, the property forms part of a newer residential development and enjoys a convenient position within walking distance of the town centre. A range of local amenities can be found close by, including parks and outdoor seating areas, making this an attractive home for those seeking both comfort and practicality in a well-connected setting.

- Modern Three-Storey Home
- Off-Road Parking
- EPC C
- Newer Residential Estate
- Principal En Suite
- Freehold
- Ruthin Town Location
- Integrated Kitchen Appliances
- Council Tax Band D



## Entry Hallway

A smart and welcoming entrance hallway finished with wood effect laminate flooring, a radiator, and a composite front door with decorative glazed panelling. Doors lead to the kitchen, lounge diner and ground floor WC, while a carpeted staircase rises to the first floor.

## Kitchen

A modern and well-appointed kitchen fitted with white cabinetry and contrasting black worktops, offering a clean and contemporary feel. Integrated appliances include an oven, hob, extractor fan and fridge freezer, while a breakfast bar provides a practical spot for casual dining. Additional features include a tiled splashback, microwave shelf, radiator and double glazed window to the front elevation.

## Lounge Diner

A bright and spacious reception room finished with wood effect laminate flooring, creating an ideal space for both relaxing and dining. The room benefits from an understairs storage cupboard, radiator, and twin double glazed patio doors opening to the rear garden, with matching double glazed windows to either side allowing in plenty of natural light.

## WC

A useful cloakroom fitted with a WC and wash hand basin, complemented by wood effect laminate flooring, tiled splashback, slimline storage and a small radiator.

## Landing

A carpeted landing with wooden handrail and glazed balustrade, giving access to bedrooms two and three, along with the family bathroom.

## Bedroom 2

A well-proportioned double bedroom with fitted carpet, two double glazed windows overlooking the rear aspect, and a radiator.

## Bedroom 3

A further double bedroom with fitted carpet, a double glazed window to the front elevation, and a radiator.

## Bathroom

Fitted with a bath featuring an overhead shower and glass screen, along with a wash hand basin and WC. The bathroom is finished with tiled flooring, tiled splashbacks, a radiator, shaver socket, and an obscure glazed window to the front elevation.

## Landing

A further carpeted landing with wooden handrail and glazed balustrade, leading to the principal bedroom.

## Master Bedroom

Occupying the top floor, the principal bedroom is a generous double room with fitted carpet, a dormer-style window to the front elevation, built-in cupboards, loft access hatch, and door through to the en suite.



## En Suite

A stylish and practical en suite fitted with a shower enclosure with glazed sliding door, tiled splashback, wash hand basin and mirror. Finished with tiled flooring, part tiled walls, shaver socket, extractor fan and Velux window.

## Garden

The enclosed rear garden offers a practical and enjoyable outdoor space, featuring a paved patio area ideal for seating and entertaining, together with a grass lawn providing room for everyday use. The garden also benefits from a clothes line, adding further convenience for day-to-day living.

## 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.





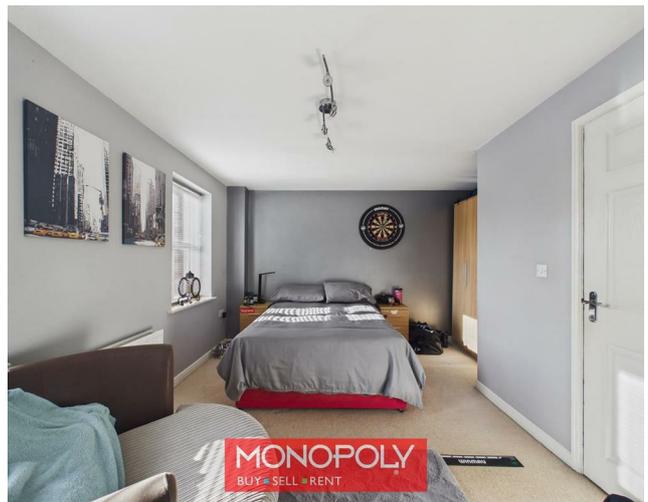
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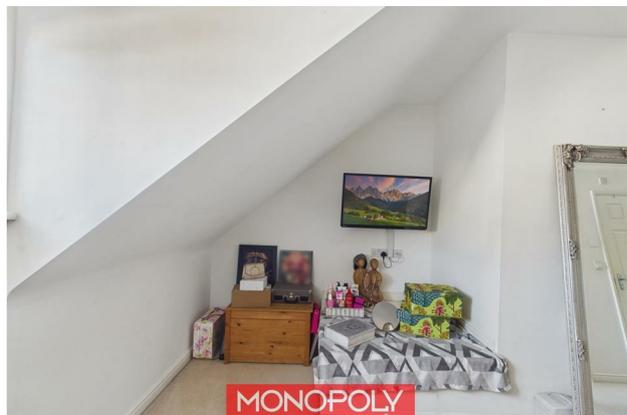
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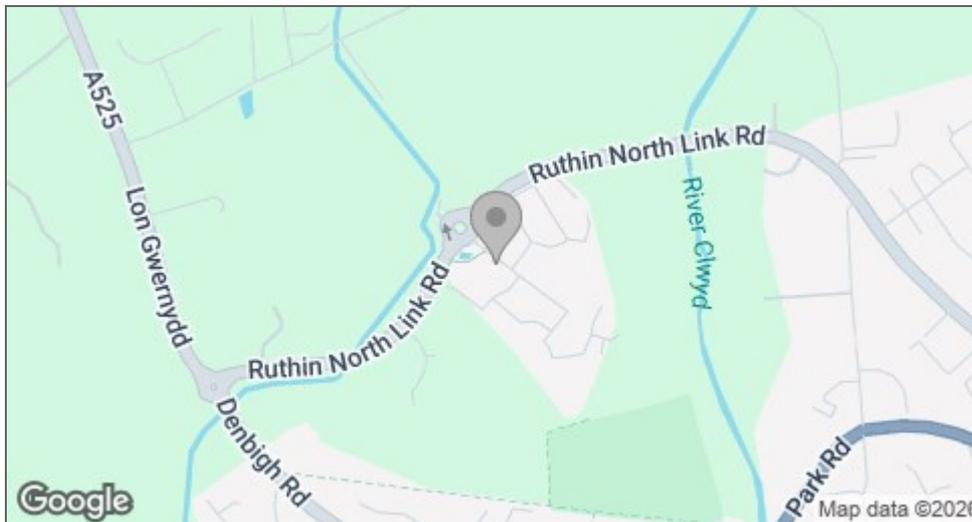
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales 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			
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