



## Maes Caenog, Ruthin LL15 2AU

**£120,000**

Monopoly Buy Sell Rent is pleased to present this three-bedroom semi-detached former local-authority property set in the heart of rural Clocaenog. An ideal project for a builder, developer, or hands-on buyer, the property offers a large kitchen/diner, dual-aspect lounge, three bedrooms, generous front and rear gardens, and open countryside views. The historic market town of Ruthin, with excellent amenities and well-regarded schools, is a short drive away. The house requires full restoration and is priced to reflect the work needed.

- Semi-Detached Property
- Three Bedrooms
- Large Kitchen Diner
- Freehold Property
- No Onward Chain
- Former Council House
- Village Location
- Generous Gardens
- Council Tax Band C
- In Need of Restoration



## Hallway

Timber front door opens to a hallway with quarry-tiled flooring. Doors lead to the lounge and kitchen, with useful understairs storage.

## Lounge

A dual-aspect reception room with UPVC double-glazed windows, quarry-tiled floor and a tiled fireplace housing an open fire.

## Kitchen Diner

Large kitchen with two UPVC double-glazed windows overlooking the side and rear elevations, bringing in good natural light. Tiled floor, stainless-steel sink and drainer, plumbing and void for a washing machine, and the consumer unit located in a cupboard above the smaller window.

## Rear Porch

Tiled floor with a door opening out to the rear garden, and a door to the WC.

## Downstairs WC

Tiled flooring and UPVC window.

## Master Bedroom

A generous double bedroom overlooking the rear elevation with countryside views. UPVC double-glazed window, radiator and built-in airing cupboard housing the cistern tank.

## Bedroom 2

A good-sized double bedroom to the rear, featuring a double-glazed window and an alcove suitable for wardrobe storage.

## Bedroom 3

Large single bedroom to the front with UPVC double-glazed window and radiator.

## Bathroom

Fitted with a cast-iron bath, pedestal washbasin and low-flush WC. Vinyl flooring and UPVC double-glazed privacy window.

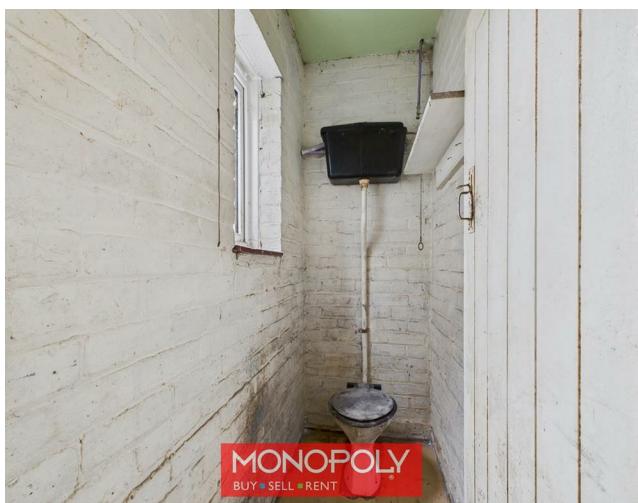
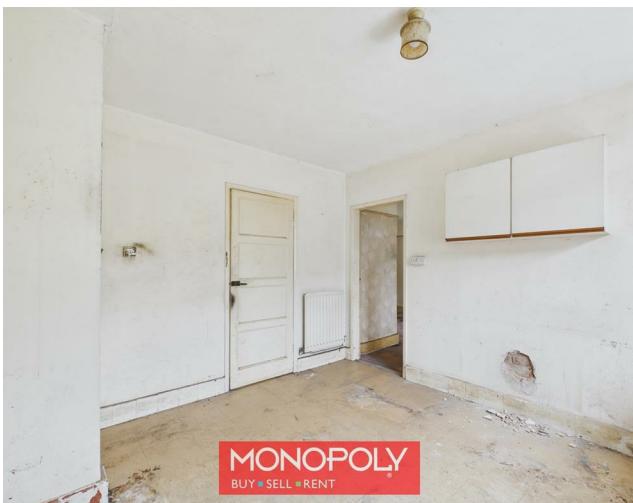
## Front Garden

A generous, mainly lawned front garden with hedge boundaries. A concrete path leads to the front door and along to the rear, taking in attractive views of the surrounding countryside.

## Rear Garden

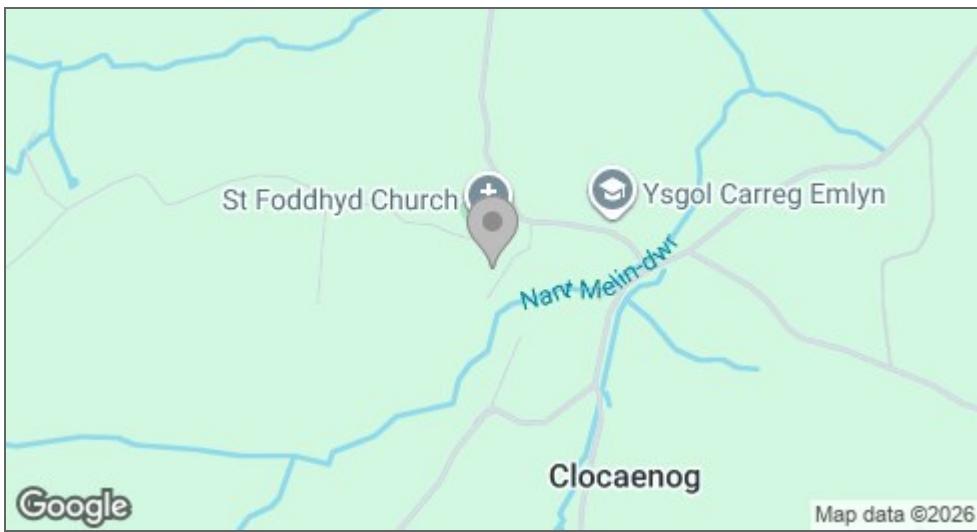
Raised rear garden predominantly laid to lawn, with a brick-built former outhouse providing useful storage and scope for refurbishment.











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			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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.

