



## Rhewl, Ruthin LL15 1TF

**£195,000**

Monopoly Buy Sell Rent are pleased to offer for sale this well-presented three-bedroom mid-terraced stone cottage located in the village of Rhewl, on the A525 between Ruthin and Denbigh, noted for the Drovers Arms public house and Lady Bagot's Drive, a picturesque two mile walk up the River Clywedog, there are also good road links and bus routes nearby.

The accommodation is perfect for first-time buyers or as an investment property, and briefly comprises a traditional hallway, lounge with central feature fireplace, generous kitchen diner, two double bedrooms, a single bedroom, a bathroom, and a rear porch, with on-street parking and terrace to the front of the property and a low-maintenance rear yard with an outbuilding.

A must view to fully appreciate!

- Terraced Stone Property
- Lounge with Log Burner
- Rear Yard with Outbuilding
- Council Tax Band C
- Three Bedrooms
- Generous Kitchen Diner
- Freehold Property
- Village Location



## Hallway

A white uPVC part double glazed front door with a side window opens into this spacious hallway with wooden flooring, stairs leading up to the first floor having a storage cupboard underneath, radiator, door to the lounge and a doorway to the kitchen with a bespoke built-in cloaks cupboard with seat.

## Lounge

The beautiful wood flooring continues through to the lounge with a central feature fireplace housing a log burning stove with timber mantle, brick surround and slate hearth, storage cupboard and shelving in the alcove with a radiator and a uPVC double glazed window overlooking the front of the property.

## Kitchen Diner

A country style kitchen fitted with a range of white units having woodblock effect worktops, white tiled splashbacks, porcelain sink with swan neck mixer tap, space for electric or gas cooker, space for American style fridge freezer, picture rail, tiled flooring, space for a dining table with radiator, pantry cupboard, two double glazed windows overlook the rear of the property and a timber half glazed door leading you into the rear porch.

## Rear Porch

The tiled flooring continues through to the rear porch, currently used as an utility with space and plumbing for washing machine and tumble dryer with lights, power points, a timber single glazed window and timber external door.

## Landing

Carpeted landing with a picture rail, high ceiling and timber doors leading you to all rooms.

## Master Bedroom

A spacious double bedroom with wooden floorboards, central feature fireplace with decorative cast iron fireplace, two fitted wardrobes

with cupboards above, radiator and a uPVC double glazed window overlooking the front of the property enjoying views of the Clwydian Range.

## Bedroom 2

Generous double bedroom with a large uPVC double glazed window overlooking the rear with a deep sill, picture rail, radiator, and a built-in storage cupboard housing the boiler.

## Bedroom 3

Single bedroom with carpeted flooring having a radiator and a uPVC double glazed window overlooking the front of the property with a deep sill the perfect place to sit and enjoy the surrounding views.

## Bathroom

Good sized bathroom fitted with a white three-piece suite comprising panelled bath with Mira electric shower over, pedestal sink and WC. Wooden floor boards, tiled walls, radiator, hatch accessing the loft and a uPVC double glazed window with privacy glazing to rear.

## Front Terrace

The front of the property a cast-iron gate and fencing opens to this paved terrace and provides access to the front door.

## Rear Yard

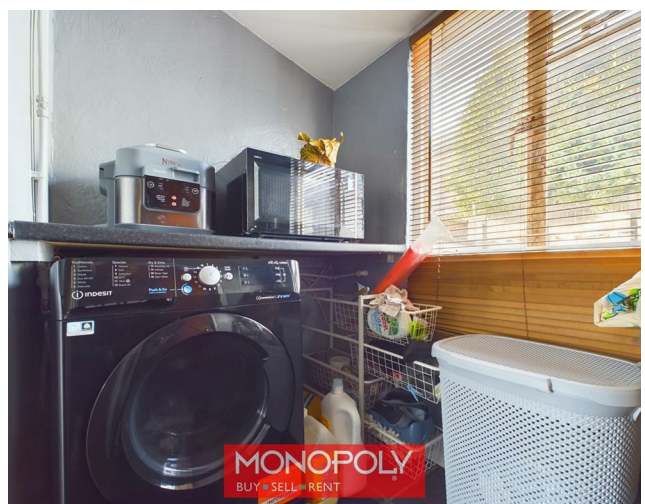
The rear yard is private and enclosed with useful stone-built outbuilding, water tap and a timber gate.

## Additional Information

The property has recently been insulated and a new boiler fitted.





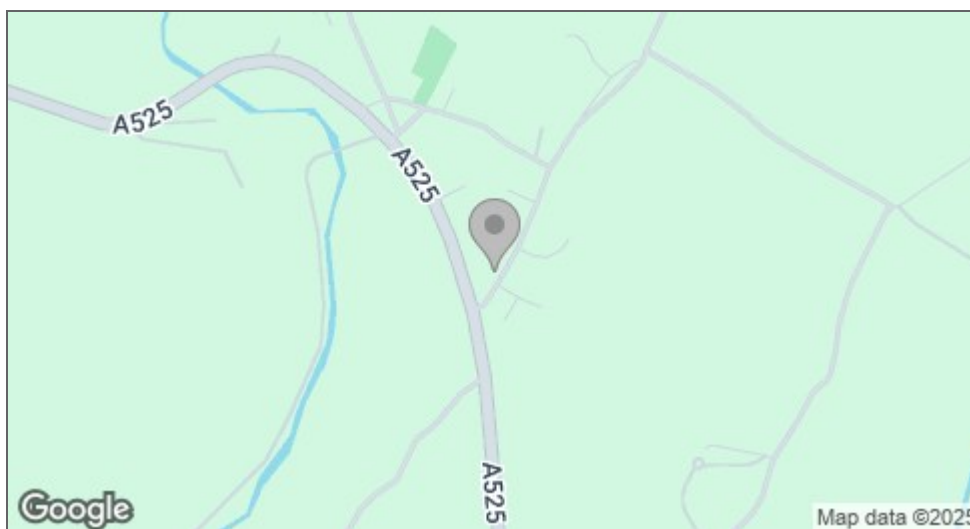












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</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.

