



## Borthyn, Ruthin LL15 1NU

### Offers In The Region Of £139,500

Monopoly Buy Sell Rent are pleased to offer a charming two-bedroom cottage located in the heart of Ruthin, offering character features and a welcoming, homely feel. The property combines period details such as exposed beams and a cast iron fireplace with modern comforts including uPVC double glazing. With a cosy lounge, bright kitchen, two double bedrooms, and a well-appointed family bathroom, it is ideally suited for first-time buyers, downsizers, or investors alike. Outside, the property boasts a surprisingly large rear garden with patio, lawn, outbuildings, and private storage areas, together with a low-maintenance frontage. Situated close to Ruthin's shops, schools, and historic town centre, this is an excellent opportunity to purchase a characterful home in a highly convenient location.

- Charming two-bedroom cottage with character features
- Large rear garden with patio, lawn, and useful outbuildings
- Walking Distance To Excellent Schools
- Council Tax Band B
- Two double bedrooms, including master with cast iron fireplace
- Shared ginnel providing access to rear of property
- Fantastic Walks From Your Doorstep
- EPC - D



## Lounge

3.66 x 3.58 (12'0" x 11'8")

This cosy lounge is full of charm, featuring walnut-effect laminate flooring, a mock log burner set within a fireplace with an oak mantelpiece, and exposed beams adding to the cottage feel. A uPVC double-glazed window and door bring in natural light, while an under-stairs storage cupboard maximises practicality.

## Kitchen

3.92 x 3.03 (12'10" x 9'11")

The kitchen is fitted with a range of cream base and wall units complemented by brick-tiled splashbacks and a quarry-tiled floor. It offers space for a washing machine, a tall fridge freezer, and a freestanding cooker. Additional features include a breakfast bar, 1½ stainless steel sink with drainer and mixer tap, and a wall-mounted Ideal cystern boiler. A uPVC rear door opens directly to the garden, with windows overlooking both the rear and side elevations, making this a bright and functional space.

## Landing

A carpeted staircase leads to the first-floor landing, giving access to two bedrooms and the family bathroom.

## Master Bedroom

3.64 x 3.57 (11'11" x 11'8")

A comfortable double room with a uPVC double-glazed window overlooking the front elevation. The room features a cast-iron fireplace with slate hearth, adding character, as well as a full-height built-in storage cupboard. Finished with carpeting, this space blends period charm with practicality.

## Bedroom 2

3.95 x 3.08 (12'11" x 10'1")

A rear-facing double bedroom with a uPVC double-glazed window and a beamed ceiling. The room also includes a built-in storage cupboard and is finished with carpeted flooring.

## Family Bathroom

3.20 x 2.41 (10'5" x 7'10")

The family bathroom is fitted with a full-size bath with an electric shower over and a glazed screen, pedestal sink, and low-flush WC. Part-tiled walls, vinyl flooring, and a uPVC privacy-glass window complete the space, alongside an airing cupboard housing the water tank.

## Rear Outside Space

The property enjoys a generous rear garden, accessible via right of way but with no further rights of way across, ensuring privacy. A spacious patio provides the perfect spot for outdoor dining, while the lawned area is surrounded by mature planting. A part-brick, part-timber outbuilding with poly roof and key code entry offers excellent storage, along with a former outside WC now repurposed for bin storage. Access to the rear is provided via a shared ginnel.

## Front Outside Space

A low-maintenance frontage features a slate-chipped garden with a slabbed pathway leading to the front door. To the side, a tarmacadam footpath gives access to the ginnel and through to the rear of the property.



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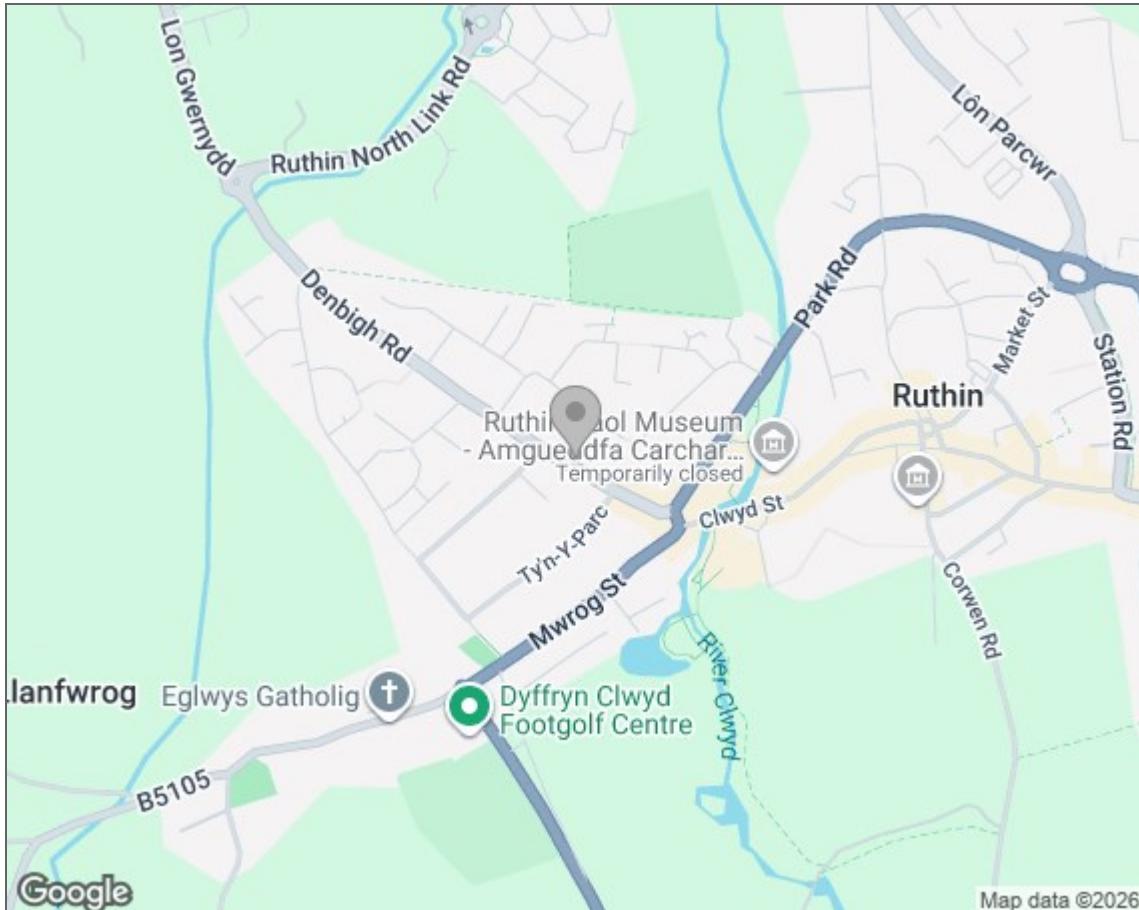


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient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

