



## School Road, Ruthin LL15 1BL

**£115,000**

Monopoly Buy Sell Rent is pleased to offer this two-bedroom first-floor flat, set in the popular rural market town of Ruthin and offered for sale with no onward chain. The property enjoys elevated views towards Moel Famau and the Clwydian Range and provides a practical layout with a comfortable living room, fitted kitchen, bathroom, a long single bedroom and a generous double master bedroom. With an allocated parking space for one vehicle and being within walking distance of the town centre, this flat represents an ideal opportunity for first-time buyers, downsizers or investors seeking a well-located home close to town amenities and countryside walks.

- First-Floor Flat
- Views Towards Moel Famau
- Electric Storage Heating
- Convenient Town Location
- Leasehold Property
- Two Bedrooms
- Fitted Kitchen & Bathroom
- Allocated Parking Space
- Council Tax Band A
- No Onward Chain



## Access & Entrance Hall

Tiled, covered steps lead up to the wooden front door, with a handrail, outside lighting, key box, doorbell and a small window providing natural light. The front door opens into a carpeted entrance hall with high shelving, hooks for coats and access to the electric box and consumer unit. A door leads through to the living room.

## Living Room

A comfortable, carpeted living space featuring a large storage heater and doors leading to both the kitchen and inner hall. A double-glazed wooden framed window offers a stunning outlook over rooftops towards Moel Famau, creating a lovely focal point to the room.

## Kitchen

The kitchen is fitted with a range of wall, drawer and base units with marble-effect worktops and tiled splashbacks. There is a stainless steel sink, an electric oven, washing machine and space for a tall fridge freezer, along with an airing cupboard housing the hot water tank. A double-glazed window provides natural light.

## Inner Hall

The carpeted inner hall provides access to both bedrooms and the bathroom. There is a useful shelf for storage, a fire alarm and a hatch giving access to the attic space.

## Bathroom

The bathroom is fitted with a three-piece suite comprising a WC, full-size bath with electric shower over and curtain rail, and a pedestal wash hand basin. There is a wall-mounted mirror with lights above, part-tiled walls, a radiator with heated rail and a vinyl floor. A privacy double-glazed wooden framed window provides natural light and ventilation.

## Bedroom 2

Bedroom two is a long single bedroom with carpeted flooring, a double-glazed window and an electric storage heater. It offers a flexible space ideal as a guest room, child's bedroom or home office.

## Master Bedroom

The master bedroom is a generous double with dual-aspect double-glazed windows enjoying views towards the Clwydian Range. The room is carpeted and features an electric storage heater and ample space for wardrobes and additional bedroom furniture.

## Outside

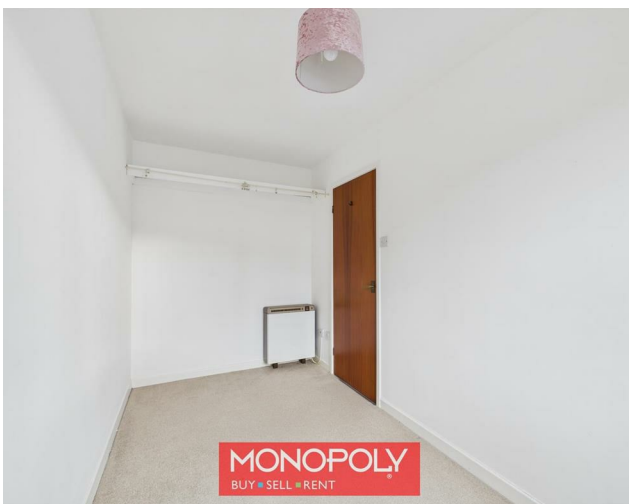
The property benefits from an allocated parking space for one vehicle, providing convenient off-road parking.

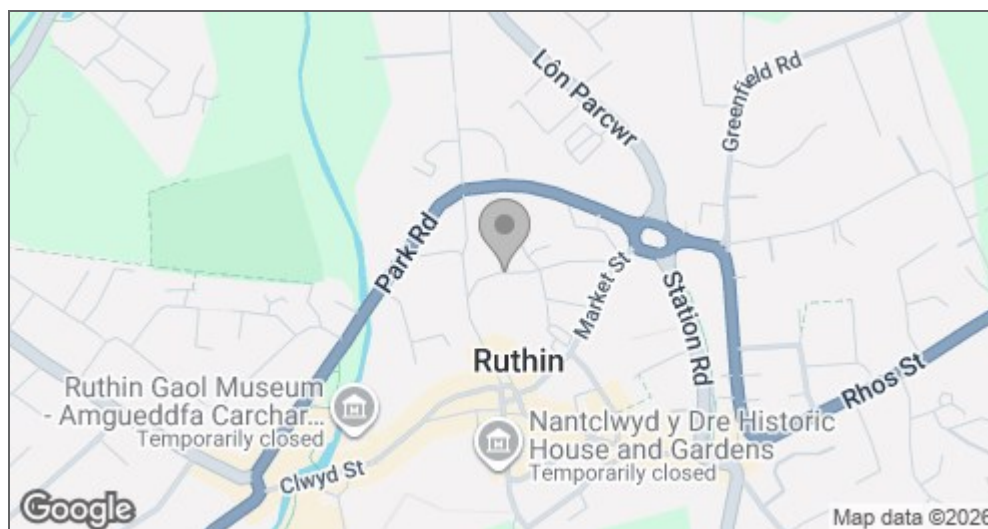
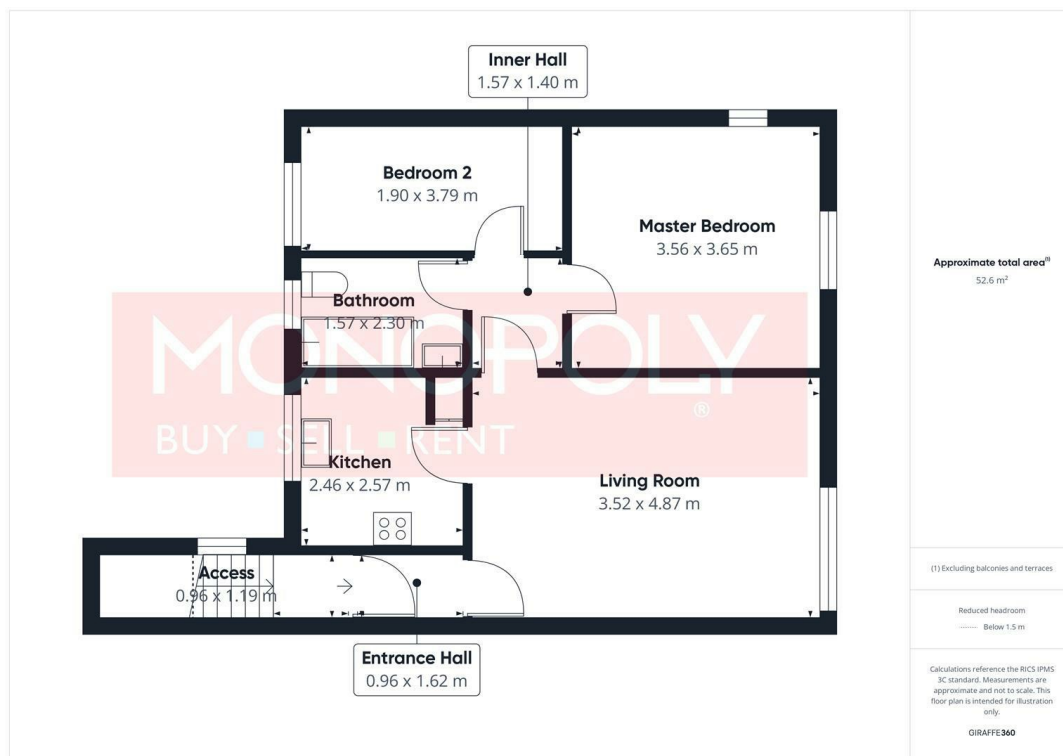












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</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		
EU Directive 2002/91/EC		
England & Wales		

#### 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.

