



**88 Mwrog Street, Ruthin, Denbighshire LL15 1LF**  
**Guide Price £115,000**

**A 2 bedroom terrace property which is available to purchase with a tenant in situ with a current rental income of £6600 per annum situated within the popular Historical Market Town of Ruthin and within walking distance of all town amenities. The property has benefited from modernisation work making it an attractive investment opportunity.**

**Accommodation :- Lounge, Kitchen, Rear Porch, 2 Bedrooms & Bathroom**

**FOR THE SALE BY PRIVATE TREATY**



## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated within the popular Market Town of Ruthin being 8 miles or so south east of the Market Town of Denbigh and 16 miles north west of the Market Town of Wrexham. The Market Town of Ruthin is also convenient for the A55 North Wales Expressway making access to the towns and cities of the North Wales coast and North West readily accessible. The town of Ruthin provides a wide range of shopping facilities catering all daily requirements plus primary and secondary schools.

From our Denbigh office proceed down Vale Street, at the traffic lights take a right hand turn onto the A543 Ruthin road, at the roundabout take the third exit onto the A525. Stay on this road for approximately 7 miles, at the roundabout take the second exit onto Denbigh road, turn right towards Cerridrudion onto Mwrog Street, continue on this road and the property can be seen on your right hand side with the Clough & Co for sale board.

### DESCRIPTION

88 Mwrog Street is an attractive 2 bedroom mid-terrace property which has been refurbished to a modern and high standard.

### TENANCY AGREEMENT

The property is currently let under a contract on a periodic basis with the current tenant having been in-situ for approximately 13 years with an annual rental income of £6600 per annum.

### ACCOMMODATION

The accommodation briefly comprises :-

### FRONT ENTRANCE

### LOUNGE

13'1" x 10'5" (4m x 3.2m)

With exposed open beamed ceiling, brick feature fireplace with electric fire, oak effect laminate flooring and central heating radiator.



### KITCHEN

10'2" x 9'6" (3.1m x 2.9m)

With timber floor and wall units, partly tiled walls, stainless steel sink unit with mixer taps, central heating radiator and exposed open beam ceiling, tiled floor.



### REAR PORCH

With tiled floor, Ideal Esprit Eco 2 boiler.

### FIRST FLOOR

### LANDING

With carpeted floor and central heating radiator.

### BEDROOM 1

11'9" x 8'6" (3.6m x 2.6m)

With fitted wardrobe, laminate floor and central heating radiator.



### BATHROOM

7'6" x 4'3" (2.3m x 1.3m)

Comprising wash hand basin, panelled bath with shower over and central heating radiator.

### TOILET ROOM

With low level wc, laminate floor and central heating radiator.

## **BEDROOM 2**

9'10" x 8'10" (3m x 2.7m)

With carpeted floor, storage cupboard and central heating radiator.

## **OUTSIDE**

The property includes a enclosed yard to the rear benefiting a shared side pedestrian access.

## **SERVICES**

We are given to understand that Mains Electricity, Mains Water, Mains Gas and Mains Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

## **TENURE & POSSESSION**

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

## **VIEWING ARRANGEMENTS**

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

## **COUNCIL TAX**

Council Tax Band B

## **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

## **TOWN & COUNTRY PLANNING**

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

## **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

## **IMPORTANT**

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

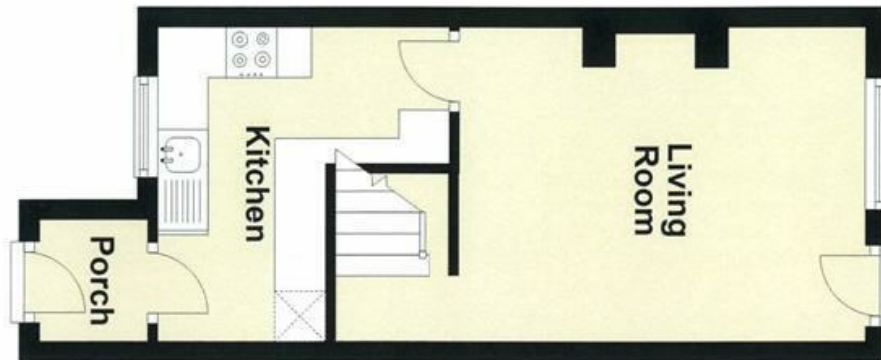
## **BUYING PROCEDURE**

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

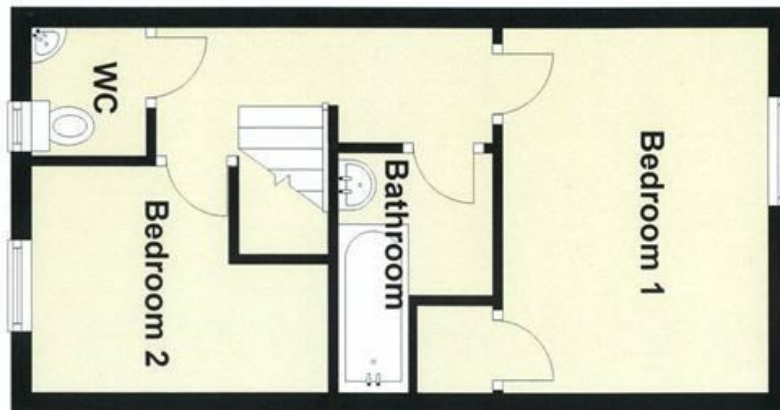
## **SELLING PROCEDURE**

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

**Ground Floor**



**First Floor**



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

