



Arvonja, 57 Mwrog Street, Ruthin , LL15 1LB
Guide Price £199,950



Clough
AND Co

A deceptively spacious 3 bedroom property with large rear garden area and off road parking situated on Mwrog Street, a popular residential area within the Market Town of Ruthin and is in walking distance of all local amenities.

Accommodation :- Hallway, Sitting Room, Lounge, Kitchen/Diner, Pantry/Store Room, Utility Room, WC, 3 Bedrooms, Bathroom & Outhouse.

FOR 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 Cerrydrudion onto Mwrog Street, continue on this road and the property can be seen on your left hand side with the Clough & Co for sale board.

DESCRIPTION

57 Mwrog Street is an attractive stone exposed property under a pitched slate roof. The accommodation briefly comprises :-

FRONT ENTRANCE

Leading to :-

HALLWAY

With stairs to first floor

SITTING ROOM

11'9"x 9'7" (3.6x 2.94m)

With carpeted floor, upvc double glazed window to front aspect, central heating radiator.

LOUNGE

13'2" x 12'11" (4.02m x 3.95m)

With carpeted floor, window to front aspect, central heating radiator, multi fuel stove and open beamed ceiling.

KITCHEN/DINING ROOM

15'8" x 15'8" (4.79m x 4.78m)

With tiled floor, range of modern wall and base units, stainless steel sink unit with chrome mixer taps, single electric built-in cooker, stainless steel gas hob, stainless chimney extractor, tiled splashback, central heating radiator, open plan room with patio doors leading to rear garden area.

ADDITIONAL PHOTOGRAPH

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STORE ROOM/PANTRY

8'11" x 5'6" (2.73m x 1.68m)

UTILITY ROOM & WC

9'8" x 7'4" (2.97m x 2.26m)

With plumbing for washing machine.

STORE ROOM

14'9" x 8'5" (4.50m x 2.59m)

Spacious rom with potential for a range of different uses.

FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM ONE

14'1"x 12'11" (4.30mx 3.94m)

With carpeted floor and built in wardrobe, storage cupboard with boiler, central heating radiator and window to front aspect.

BEDROOM TWO

11'11" x 9'11" (3.64m x 3.03m)

With carpeted floor, central heating radiator and window to front aspect.

BEDROOM THREE

11'11" x 9'8" (3.64m x 2.97m)

With carpeted floor, central heating radiator and window to rear aspect.

BATHROOM

12'5" x 5'6" (3.79m x 1.69m)

Comprising white suite with low level wc, pedestal wash hand basin, panelled bath with electric shower over , glass screen shower screen, part tiled walls and wall mounted heated radiator.

OUTSIDE

A long spacious garden area, predominately laid to slab with ample off parking, purpose built dog kennels and timber garden shed.

ADDITIONAL PHOTOGRAPH

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 C

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,

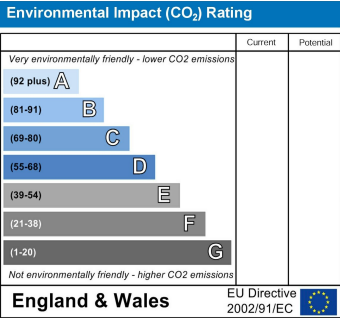
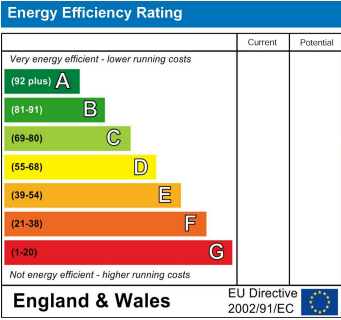
equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made 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.



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— CLOUGH & CO —

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