

williams lettings



**4a Mwrog Street, Ruthin, Denbighshire,
LL15 1LF**

£575 PCM



EPC - D57 Council Tax Band - A Deposit - £575 PCM

Mwrog Street, Ruthin

1 Bedrooms - House - Terraced

Video Tour Available - Ground floor one bedroom apartment close to the centre of town with access to the rear yard area.

The apartment consists of one bedroom, bathroom, spacious living room & kitchen. Situated within walking distance of Ruthin town centre and amenities. To be considered for this property you will need an annual income of above £17,250

Kitchen

8'5" x 11'0"

Wooden flooring throughout the kitchen with single glazed windows access to the rear garden.

Electric Oven & Hob provided along with a washing machine and stainless steel kitchen sink.

Access to a storage room in the kitchen.

Living Room

15'8" x 9'5"

Spacious living room with wooden flooring throughout and a single glazed window looking onto the front garden.

Wooden ceiling beams and a feature piece fire place with electric storage heaters.

Bathroom

6'6" x 5'8"

The bathroom provides a shower, toilet, sink & extractor fan.

Tiled flooring throughout with splash back tiled walls.

Bedroom

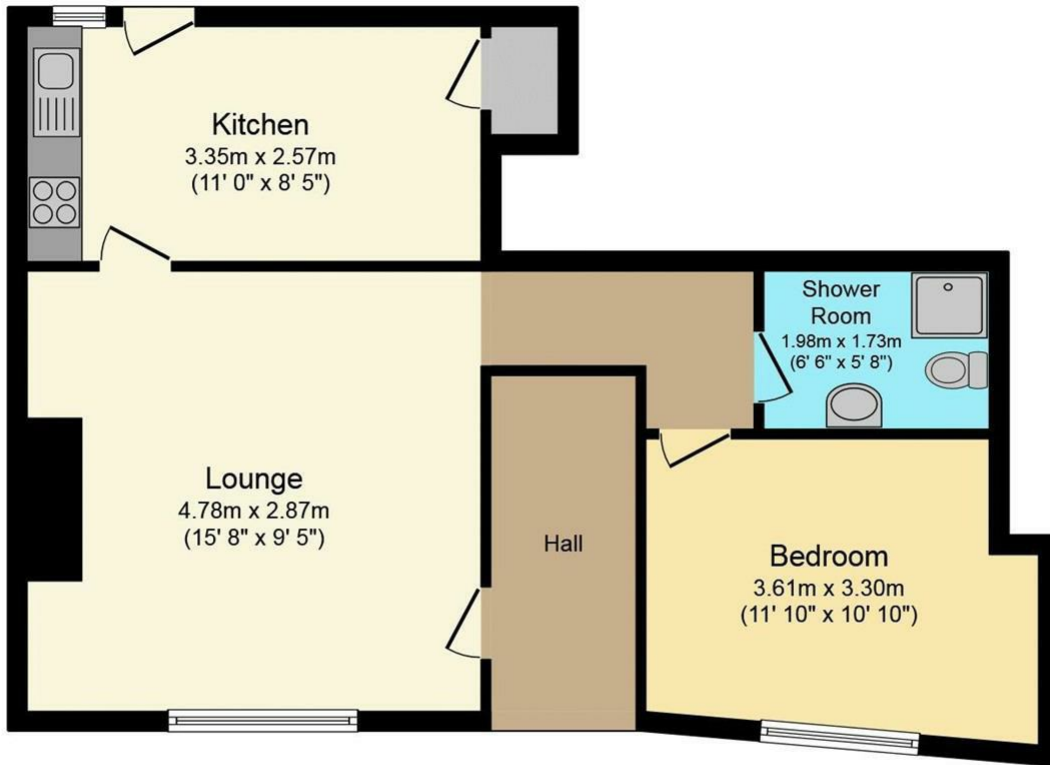
10'11" x 11'10"

Spacious bedroom with carpet flooring throughout.

Single glazed window that looks onto the front of the property.

Wooden beams on the bedroom ceiling.





Floor Plan

Floor area 66.3 sq.m. (714 sq.ft.) approx

Total floor area 66.3 sq.m. (714 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.