

williamslettings



**17 Rhyd Y Byll Rhewl, Rhewl, Ruthin,
Denbighshire, LL15 2TZ**

£1,150 PCM

 3  3  2  B

EPC - B85 Council Tax Band - D Deposit - £1,150 PCM

, Rhewl, Ruthin

3 Bedrooms - House - Terraced

Williams Estates are pleased to have For Let a three bedroom end of terraced town house. The property is located in the village of Rhewl only a short drive away from the historic market town of Ruthin. The accommodation briefly comprising of kitchen/diner, with built in Fridge, freezer & dishwasher, utility room, cloakroom, living room, three double bedrooms, family bathroom and shower room. Further benefits include uPVC double glazing throughout enclosed rear garden and parking. Viewing is highly recommend to appreciate the property and it's location. EPC Rating B. To be considered for this property you will need an annual income of £34,500

Accommodation

Front door opens into:

Hallway

Stairs rising off to first floor, built in storage cupboard and doors off.

Kitchen/Diner

18'1" x 13'3"

A quality modern fitted kitchen with work surfaces, under plinth lighting, one and a half bowl stainless steel sink with mixer tap over, electric oven with electric ceramic hob and extractor hood over., built in fridge & freezer along with dishwasher. Two radiators, space for table and chairs, power points and storage cupboard. Two uPVC double glazed windows, one to the side and one to the rear elevation, uPVC double glazed French doors opening out onto the rear garden.

Utility Room

6'7" x 5'11"

Modern base units with work surface over, stainless steel single sink with drainer and mixer tap over, wall mounted Ideal gas boiler, plumbing for washing machine, electric consumer unit and uPVC double glazed window to the side elevation.

Cloakroom

6'7" x 3'3"

Low flush WC, pedestal wash hand basin with tap over, radiator, tiled floor and uPVC double glazed window with obscured glass to the side elevation.

First Floor Landing

Stairs off to second floor and doors off.

Living Room

13'3" x 11'8"

Radiator, power points and uPVC double glazed windows to the rear elevation.

Bedroom Three

13'3" x 9'6"

Radiator, power points and two uPVC double glazed windows to the front elevation.

Bathroom

6'9" x 6'7"

Three piece suite comprising bath with taps over, low flush WC, pedestal wash hand basin, tiling to bath and basin, ladder style radiator, tiled floor and uPVC double glazed window with obscured glass to the side elevation.

Second Floor

Bedroom One

19'4" x 10'2"

Radiator, power points and uPVC double glazed window to the front elevation.

Bedroom Two

13'6" x 8'8"

Radiator, power points and uPVC double glazed window to the rear elevation.

Shower Room

8'8" x 4'2"

Modern suite comprising corner shower enclosure with shower over, low flush WC, pedestal wash hand basin with mixer tap over, ladder style radiator, tiled floor and roof light.

Outside

Enclosed garden to the rear, screen close boarded timber panel fencing, paved patio area and pathway with pedestrian path leading to the front.

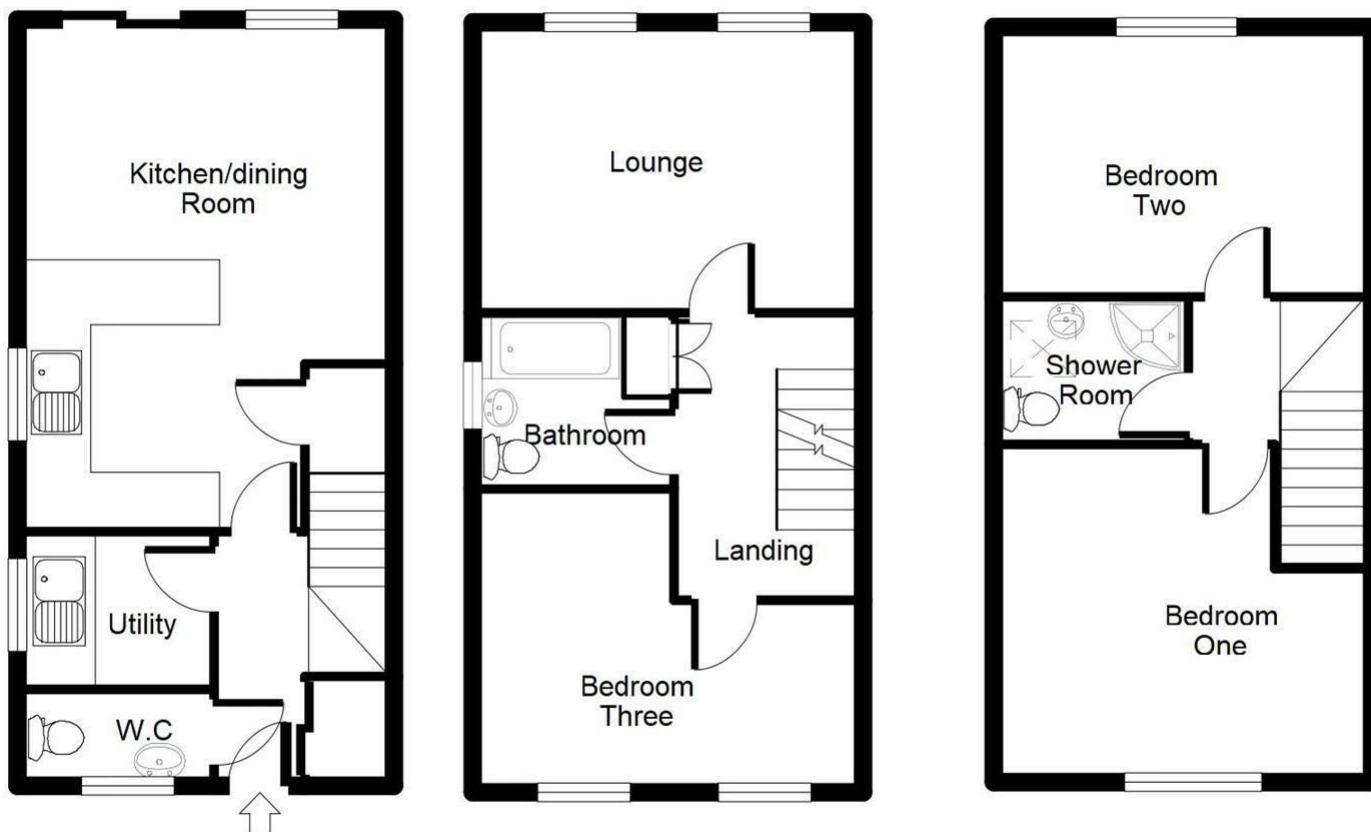
Parking

There are two parking spaces included.

Directions

From the Ruthin office proceed up Well Street then down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Denbigh Road. Follow the road to the mini-roundabout and continue straight ahead. Continue for approximately 1.25 miles to the village of Rhewl. On passing The Drovers Inn, turn immediately right and then left, signposted Llanynys, and follow this road for a short distance whereupon the development will be found after a short distance on the left hand side.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 299399

Lettings@williamsestates.com

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.

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