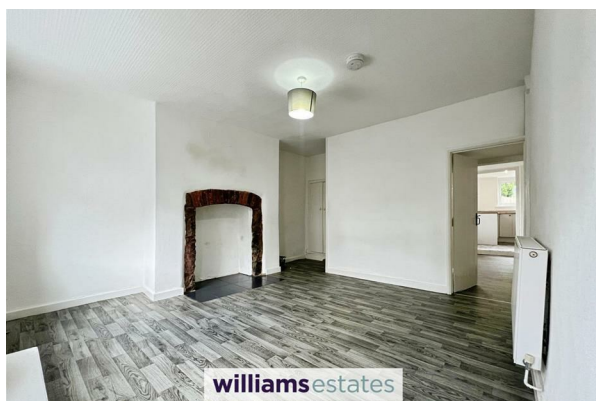


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35 Borthyn, Ruthin, LL15 1NT

£800 Per Calendar Month

 2  1  1  E

EPC - E48 Council Tax Band - Deposit - £800 Per Calendar Month

Borthyn, Ruthin

2 Bedrooms - House - Terraced

Terraced house within walking distance to the town's amenities. The accommodation offers a living room, kitchen and bathroom. To the first floor are two bedrooms. Added benefits of uPVC double glazing and gas central heating. Garden to the rear. -- Council Tax Band - B
To be considered for this property you would need an annual income of £24,000

Accommodation

uPVC door with glazed light leads into

Living Room

12'1" x 12'7" maximum

With feature fire place, radiator, electric meter cupboard, T.V aerial, power points, storage cupboard and uPVC window to the front elevation. Door providing stairs off to the first floor. Door leads into

Dining Room

8'7" x 8'2"

With power points, radiator and uPVC window to the rear elevation. Door off to both kitchen and bathroom

Kitchen

9'5" x 8'5"

With a range of modern wall, drawer and base units, worktops over, single sink and drainer with mixer tap, mounted Ideal combination boiler, integrated fridge and freezer, integrated electric oven and four ring electric hob with extractor hood over, ample power points, uPVC window to the rear elevation enjoying views of the garden and uPVC door to the side elevation and access to the garden.

Bathroom

4'2" x 5'3"

Washbasin, panelled bath, overhead shower, small uPVC window to the rear elevation, floor to ceiling tiled walls.

WC

2'2" x 4'1"

With low flush, with small uPVC window to the side elevation.

Stairs/Landing

Enclosed stair case and door opens to the stairs leading to the first floor landing.

Bedroom 1

10'11" x 12'3"

With radiator, uPVC window to the front elevation, in-built wardrobes, power points, wooden panel feature.

Bedroom 2

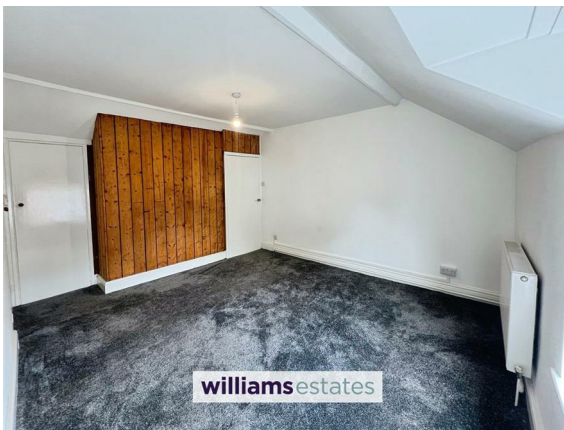
10'8" x 8'6"

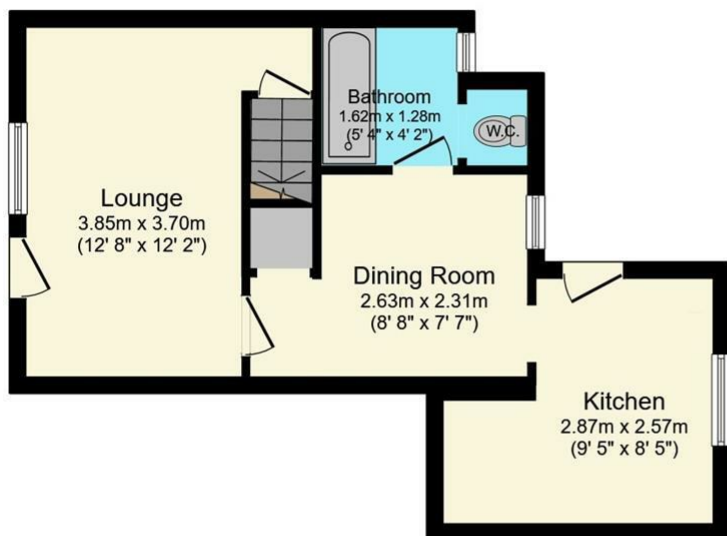
With uPVC window to the rear elevation enjoying the views of the rear garden, radiator and power points.

Outside

Paved area with lawned Garden.

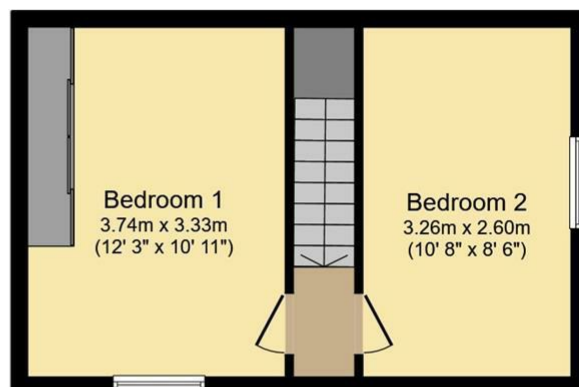
Directions





Ground Floor

Floor area 38.4 sq.m. (414 sq.ft.)



First Floor

Floor area 31.9 sq.m. (343 sq.ft.)

Total floor area: 70.3 sq.m. (757 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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