

williamslettings



**65 Clwyd Street, Ruthin, Denbighshire,
LL15 1HN**

£950 PCM



EPC - D61 Council Tax Band - Deposit - £950 PCM

Clwyd Street, Ruthin

2 Bedrooms - House - Semi-Detached

Unique two bedroom property within walking distance of Ruthin town square and all amenities. The accommodation offers original features, open plan living area and dining area, kitchen, two bedrooms, bathroom and separate W.C. Small garden to the front elevation and small courtyard to the side elevation. EPC rating D 60

Accommodation

Feature front door opens into

Open Plan Living Room with Dining Room

29'6" x 18'11"

Feature room with extensive exposed timbers with exposed beams, feature fireplace, slate floor, large window to the side elevation, two sliding sash windows to the front elevation and additional area with secondary glazed window and bi-fold doors opening to the courtyard garden.

Kitchen

16'5" x 8'6"

With exposed beams, worktops with drawer and base units beneath, integrated oven, four ring hob with extractor above, stainless steel sink and drainer with mixer tap, acrylic splashback, space for a dishwasher and fridge, slate floor, window overlooking the garden and door to the rear.

Utility Area Off

With wall mounted central heated boiler, plumbing for a washing machine and secondary double glazed window overlooking the garden.

Stairs to Landing

With doors off

Partitioned Landing Area

14'5" x 5'7"

Bedroom 1

18'1" x 12'10"

With exposed floorboards and wall panelling, ornamental fireplace and two sliding sash windows to the front elevation.

En Suite

6'7" x 5'3"

With panelled bath, radiator exposed wall panelling, pedestal washbasin and window to the front elevation.

Bedroom 2

18'4" x 6'3"

With feature wall with original timbers, radiator, ornamental fire surround and three sliding sash windows with secondary glazing.

W.C

With W.C, washbasin, heated towel rail and window.

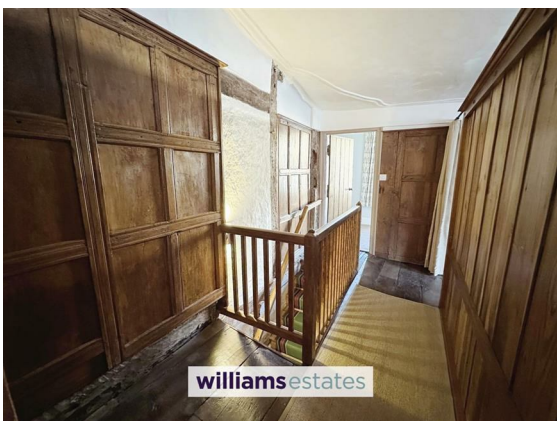
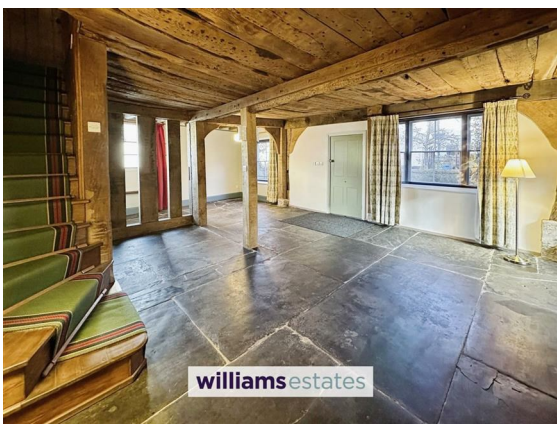
Bathroom

13'1" x 8'6"


With double ended panelled bath, shower enclosure with electric shower, low flush W.C, washbasin within fitted furniture, chrome heated towel rail, linen cupboard and window.

Outside

Small garden area to the front and small courtyard to the side elevation.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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
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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.

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