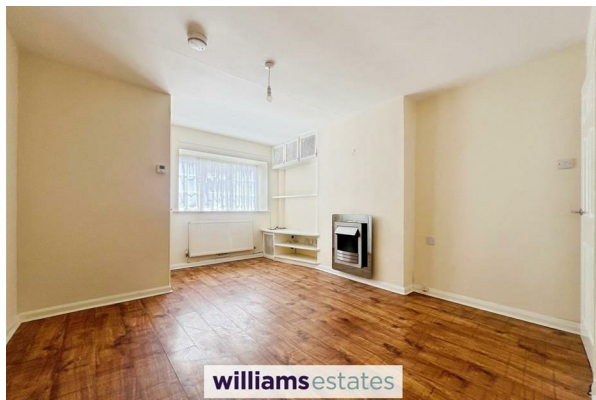


# williamslettings



**7 Rhos Street, Ruthin, LL15 1DY**

**£825**



**EPC - 0   Council Tax Band - C   Deposit - £825**

# Rhos Street, Ruthin

## 0 Bedrooms - House

Terraced house within walking distance to the town's amenities. The accommodation offers a living room with a fire place, kitchen with a pantry and to the first floor, two bedrooms and a bathroom. Added benefits of uPVC double glazing and gas central heating. Garden to the rear. -- Council Tax Band - C

### Accommodation

uPVC front door leads to:

### Reception Room:

uPVC double glazed windows to the front elevation, radiator, fire place, built in tv unit, leads to.

### Kitchen/Dining Area

Fitted with a high range of gloss base and wall mounted cupboards and draws, working surfaces, built in electric oven with ceramic hob and extractor hood, built in fridge freezer, built in washer, stainless steel sink with drainers and tap, radiator, under stairs pantry, double glazed window and door leading to the rear garden. Door leading to stairs off first floor to.

### Stairs from Kitchen to Landing

### Bedroom

Built in cupboard, radiator, uPVC double glazed window at the rear over looking the garden. Ample plug sockets.

### Bathroom

Partly tiled wall, wash hand basin, W.C, with panelled bath having a shower over.

### Bedroom

Radiator, uPVC double glazed window to the front elevation. Ample plug sockets.


### Outside

Door from the kitchen lead to slabbed patio area, with fencing surrounding.





## Energy Efficiency Rating

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

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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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