

williams lettings



38 Mwrog Street, Ruthin, LL15 1LF

£800 Per Calendar Month



**EPC - C69 Council Tax Band - B Deposit - £800 Per
Calendar Month**

Mwrog Street, Ruthin 2 Bedrooms - House

Terraced house within walking distance to the the town's amenities. The accommodation offers a living room, kitchen and to the first floor, two bedrooms both with en suite shower rooms. Added benefits of uPVC double glazing and gas central heating. Garden to the rear. -- Council Tax Band - B

Accommodation

Composite double glazed front door leads into

Living Room

13'1" x 9'10"

With power points, electric meter cupboard, double radiator and uPVC double glazed window to the front elevation.

Kitchen

9'10" x 8'0"

With work top surfaces to three walls, integrated oven, four ring hob with extractor hood above, integrated fridge and freezer, integrated washing machine, single drainer sink with mixer tap, Worcester gas central heating boiler, storage units above and below, radiator, double glazed window and double glazed door to the rear elevation.

Stairs from the Living Room

Bedroom One

10'4" x 10'2"

With double radiator and double glazed window to the front elevation.

En Suite Shower Room

With shower enclosure, extractor fan, washbasin, W.C, heated towel rail and uPVC double glazed window to the rear.

Bedroom Two

8'10" x 6'6"

With double radiator and double glazed window to the rear elevation.

En Suite Shower Room

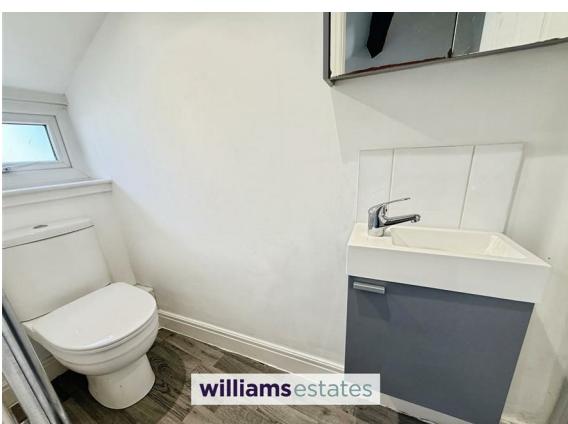
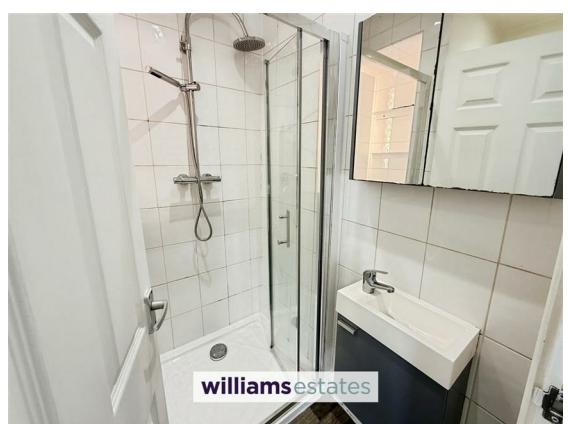
With shower enclosure, washbasin, W.C, heated towel rail and extractor fan.

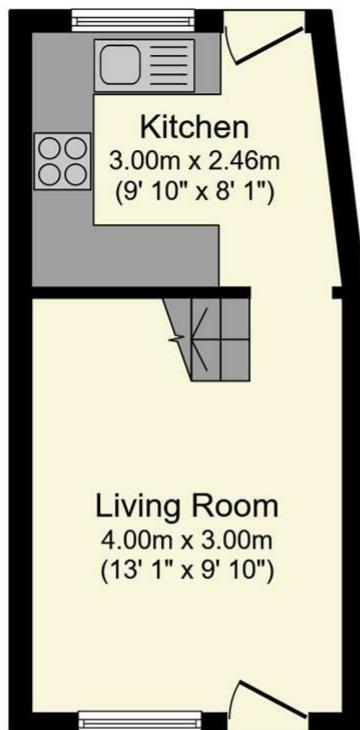
Outside

Communal alley leads to rear elevation with lawned garden.

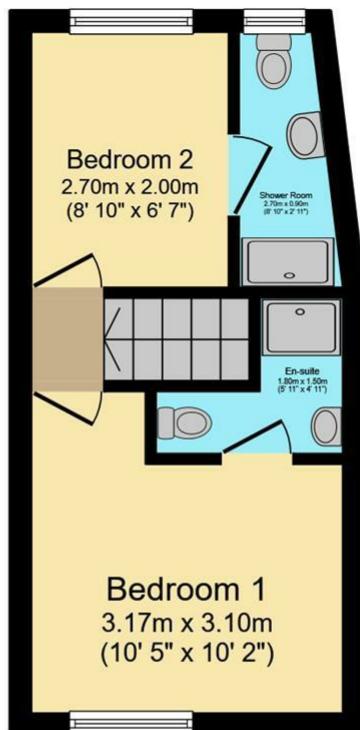
Directions

Proceed from Ruthin onto Clwyd Street and continue to the bottom and turn right onto Mwrog Street.





Ground Floor
Floor area 19.3 sq.m. (208 sq.ft.)



First Floor
Floor area 19.3 sq.m. (208 sq.ft.)

Total floor area: 38.6 sq.m. (416 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		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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