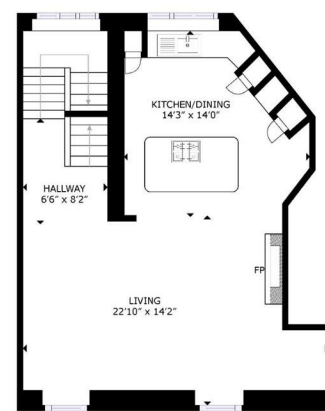


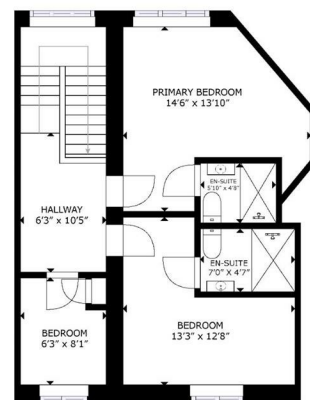
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HALLWAY: 6'3" x 10'5"  
GROSS INTERNAL AREA: 855 sq. ft. (79 sq. m.)  
TOTAL: 855 sq. ft. (79 sq. m.)



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	81
(81-91) B	
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
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**15 Well Street**  
Ruthin, Denbighshire,  
LL15 1AE

**Price**  
**£297,000**

A VERY SUBSTANTIAL AND NEW REFURBISHED GRADE II LISTED 3/4 BEDROOM, 3 STOREY PERIOD TOWN HOUSE FRONTING ON TO WELL STREET, SOME 150 YARDS FROM ST.PETERS SQUARE AND THE TOWN CENTRE.

Whilst the front elevation dates from the early 19th. Century the main dwelling and wealth of exposed timbers are from a much earlier period. The accommodation is arranged over 3 floors with a large through entrance hall and a very spacious room to the ground floor, presently designed as a fourth bedroom with new en-suite shower room. A wide period staircase rises to a splendid open plan first floor with a large lounge area with two sache windows overlooking Well Street, and a new, very contemporary fitted kitchen/dining area with central dias and range of built-in appliances. To the second floor is a landing with 3 bedrooms, two with new en-suite shower rooms. Benefiting from gas heating, cellar and enclosed courtyard to rear with garden room.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



**LOCATION**

The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

**3D VIRTUAL TOUR**



Available to view on-line.

**THE ACCOMMODATION COMPRISES:**

**CANOPY ENTRANCE**

With a panelled and glazed door leading to:

**LARGE RECEPTION HALL**



With a combination of stone and timber flooring

**CELLAR**

There is an enclosed staircase to the rear of the hall leading down to a useful cellar located beneath part of the house.

**REAR LOBBY**

With staircase leading down to the cellar and panelled door leading to the rear courtyard. Wide and original staircase rising to the first floor and panelled radiator.

**DAY LOUNGE/OCCASIONAL BEDROOM FOUR**



A spacious room to the front of the house with painted and shuttered sash windows, high ceiling and panelled radiator.

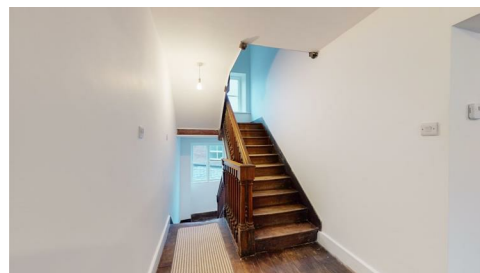


**EN-SUITE SHOWER ROOM**



A new wet floor system with travertine style wall and floor tiling in the majority with wall mounted vanity with bowl, high output shower with monsoon style head and low-level WC, ceiling downlighters, extractor fan and a chrome towel radiator.

**FIRST FLOOR LANDING**



A large open plan landing area with the original staircase also rising up to the second floor, the floor has been opened up to provide a versatile and open plan Lounge, Dining and Kitchen.

**LOUNGE**



To the front, overlooking Well Street are two original sash windows both with fitted white painted shutters, Victoria style fireplace with cast iron insert and a white painted surround (flue not in use), wide boarded floor in the main and panelled radiator. The room opens into the adjoining contemporary Kitchen/Dining Area.



**KITCHEN/DINING AREA**



With a new range of deep blue fronted base and wall units and large central dais. The Kitchen, which benefits from marble effect working surfaces has an inset single drainer sink with mixer tap, integrated dishwasher, fridge, freezer and an AEG electric oven together with a large central dais and breakfast bar with matching marble effect working surfaces and AEG inset electric hob. Ample storage beneath with pan drawers and cupboards, double glazed window with view over the rear courtyard, Ruthin and beyond towards the Clwydian Hills, wood grain effect floor finish and panelled radiator.



**SECOND FLOOR LANDING**



With oak balustrade, access to roof void with pull down ladder and panelled radiator.

**BEDROOM ONE**



Located to the rear of the house with double glazed window affording aspect across the town towards the Clwydian Hills, panelled radiator.

**EN-SUITE SHOWER ROOM**



New luxury suite comprising a large floor level walk-in tray with glazed screen and high output shower, vanity with bowl and storage cupboard and low level WC, stone effect wall tiling to the shower area, extractor fan and a chrome towel radiator.

**BEDROOM TWO**



Located to the front of the building with aspect over Well Street, panelled radiator.



**NEW EN-SUITE SHOWER ROOM**



Luxury suite comprising; large floor level tray with glazed screen and high output shower with 'monsoon' style head, vanity with bowl and low-level WC, stone effect tiling to the shower area, extractor fan and a chrome towel radiator.

**BEDROOM THREE**



Window to front and panelled radiator.

**LOFT**

The property benefits from a pull-down ladder leading to a large loft area which may have scope for conversion to provide additional rooms (subject to the usual planning and listed building consent approval).

**OUTSIDE**



To the rear is an enclosed and quite private courtyard, with brick built out-building providing closet with w.c; and storeheds ideal for garden furniture.

\*\*\*\* PLEASE NOTE\*\*\*\*

There may be car parking available accessed via a shared driveway off Wynnstay Road to the rear of the property by separate negotiation,



**TENURE**

Understood to be Freehold.

**COUNCIL TAX BAND**

Council Tax Band B - Denbighshire County Council

**DIRECTIONS**

From the Agent's Ruthin Office it can be approached on foot by walking down Well Street, where it will be found after some 150 yards on the left hand side.

**VIEWING**

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

**HME/CC**

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.