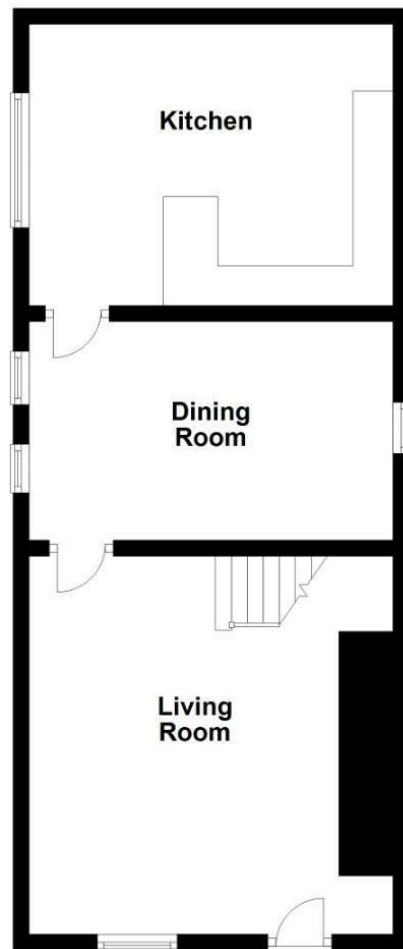
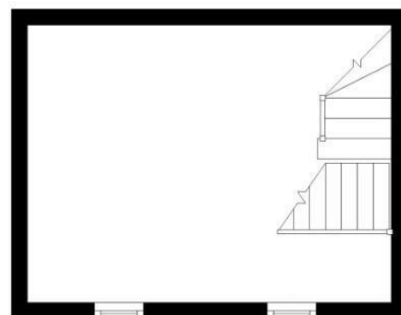


18 Mwrog Street, Ruthin, Denbighshire, LL15 1LF

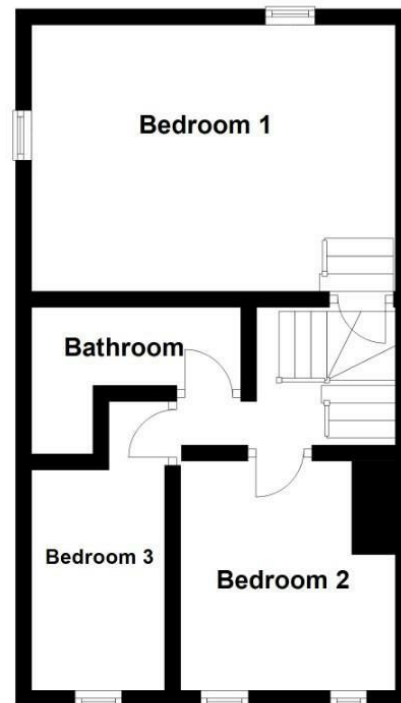
Ground Floor
Approx. 559.4 sq. feet



First Floor
Approx. 170.6 sq. feet



Second Floor
Approx. 409.1 sq. feet



Total area: approx. 1139.1 sq. feet



Energy Efficiency Rating	
Current	Potential
	81
38	

Environmental Impact (CO ₂) Rating	
Current	Potential

St Peters Square Ruthin, Denbighshire, LL15 1AE
Tel: 01824 703030
Email: ruthin.sales@cavmail.co.uk

Cavendish
ESTATE AGENTS

www.cavendishproperties.co.uk



18 Mwrog Street
Ruthin, Denbighshire,
LL15 1LF

£135,000

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.



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We are acting in the sale of the above property and have received an offer of £130,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. The Energy Performance Certificate Rating is F

A VERY SPACIOUS 4 BEDROOM, 3 STOREY END OF TERRACED HOUSE WITH TWO RECEPTION ROOMS AND LARGE KITCHEN/BREAKFAST ROOM. IN NEED OF SOME REPAIR AND MODERNISATION IT STANDS WITHIN A POPULAR AREA CLOSE TO TOWN CENTRE.

Large lounge and separate dining room both with beamed ceilings, large kitchen/breakfast room, first floor split level landing with a large main bedroom, 2 further bedrooms and bathroom.

Second floor bedroom 4, mainly double glazed and gas heating.

Patio with shed and lawn garden to rear.

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.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Panelled door to lounge.

LOUNGE

4.72m x 4.57m (15'6" x 15')



Heavy beamed ceiling, former brick lined chimney breast with supporting beam (flue not in use), double glazed window to front, turned staircase rising off, two panelled radiators.

**DINING ROOM**

4.57m x 2.74m (15' x 9')



Feature brick fireplace and hearth (not in use), beamed ceiling, one single glazed and two double glazed windows, wall mounted gas fired combination boiler providing heating and hot water, panelled radiator.

KITCHEN/BREAKFAST ROOM

4.57m x 3.53m (15' x 11'7")



Fitted with a range of base and wall mounted cupboards and drawers with inset one and half bowl sink with drainer, integrated dishwasher, oven and hob (condition not confirmed), void and plumbing for washing machine, double glazed window and UPVC door to rear. Panelled radiator.

FIRST FLOOR HALF LANDING**BEDROOM ONE**

5.38m x 3.07m (17'8" x 10'1")



A very spacious room with high vaulted ceiling, two double glazed windows, panelled radiator.

MAIN LANDING

Staircase rising to attic room.

BEDROOM TWO

3.66m x 2.84m (12' x 9'4")



Two double glazed windows to front, panelled radiator.

BEDROOM THREE

2.74m x 2.18m (9' x 7'2")



Double glazed window to front, panelled radiator.

BATHROOM

3.05m max x 1.85m max (l shaped) (10' max x 6'1" max (l shaped))

L shaped white suite comprising small bath with electric shower over (not in use), wash basin and WC, radiator.

SECOND FLOOR BEDROOM 4

5.49m max x 3.51m (18' max x 11'6")



High vaulted ceiling with exposed roof timbers and A frame truss, fitted cupboards to under eaves area together with wardrobe, radiator.

OUTSIDE

There is communal access leading to this and the adjoining property to one side leading through to a shared domestic area. Beyond is a concreted and flagged patio together with a small lawned area and a timber panelled garden shed.

DIRECTIONS

From the office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear left. Continue for about 100 metres and the property is on the right.

TENURE

Understood to be Freehold.

COUNCIL TAX**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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

HE/PMW