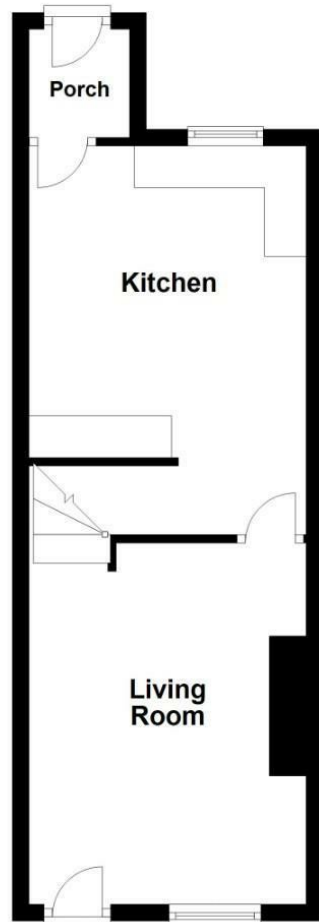
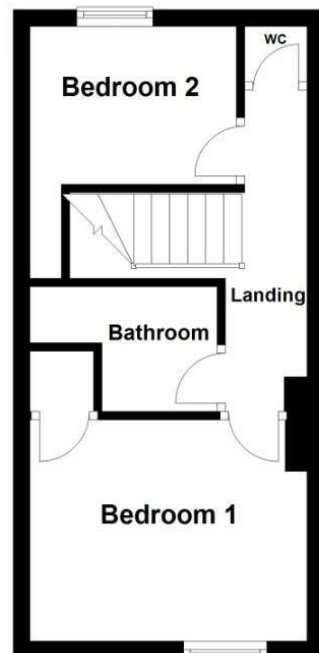


88 Mwrog Street, Ruthin, Denbighshire, LL15 1LF

**Ground Floor**  
Approx. 344.2 sq. feet



**First Floor**  
Approx. 264.3 sq. feet



Total area: approx. 608.5 sq. feet



Energy Efficiency Rating	
Current	Potential
	89
71	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

**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.



www.cavendishproperties.co.uk



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www.cavendishproperties.co.uk



**88 Mwrog Street**  
Ruthin, Denbighshire,  
LL15 1LF

**Offers Around**  
**£115,000**

AN ATTRACTIVE 2 BEDROOM MID TERRACED HOUSE, RECENTLY MODERNISED AND REFURBISHED, WITH A TENANT IN SITU, IDEAL FOR AN INVESTOR.

Conveniently placed a short distance from the town centre and Cae Ddol Parc and the rugby club it affords lounge/dining room with beam ceiling, fitted kitchen and rear porch.

First floor landing 2 bedrooms and bathroom with sep. cloakroom & w.c.

Small domestic area to rear.

**LOCATION**

The medieval 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**

UPVC double glazed door leading to lounge.

**LOUNGE**

4.01m x 3.12m (13'2" x 10'3")



Feature fireplace with brick arch and raised hearth (flue not in use), beamed ceiling, double glazed window to front, fitted cabinet with TV point, woodgrain effect floor finish, enclosed staircase rising off, panelled radiator.

**KITCHEN**

3.73m max x 3.07m max (12'3" max x 10'1" max)



Fitted with a modern range of base and wall mounted cupboards and drawers with a light cream toned finish to door and drawer fronts and woodgrain effect working surface to include a breakfast bar and attractive tiled splashback. It has an inset single drainer sink with mixer tap, inset four ring electric hob with convector hood and light above and integrated oven, void and plumbing for washing machine, beamed ceiling, double glazed window, panelled radiator. Panelled door leading to rear porch. Enclosed understairs cupboard.

**REAR PORCH**

1.30m x 1.22m (4'3" x 4')

Modern gas fired combination boiler providing heating and hot water, glazed door leading to the rear.

**FIRST FLOOR LANDING****BEDROOM ONE**

3.66m x 2.67m (12' x 8'9")



Double glazed window to front, panelled radiator.

**BEDROOM TWO**

2.74m x 1.91m plus deep recess (9' x 6'3" plus deep recess)



Double glazed window, fitted bulkhead cupboard, panelled radiator.

**BATHROOM**

White suite comprising pine panelled bath with electric shower over, vanity unit with bowl, part tiled walls, radiator.

**SEPARATE CLOAKROOM**

Corner wash basin and cupboard, low level WC, chrome towel radiator.

**OUTSIDE**

There is a communal entrance to one side leading to the rear of this and adjoining property. Immediately to the rear of the house is a small domestic/garden area.

**TENURE**

Understood to be Freehold.

**COUNCIL TAX**

Denbighshire County council - Tax Band B

**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.

**DIRECTIONS**

From the agent's Ruthin office proceed down Clwyd Street and on reaching the

junction with Mwrog Street bear left and continue for some 250yds whereupon the property will be found on the right hand side.

**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