



Total area: approx. 125.9 sq. metres (1355.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-91)	B		
(69-90)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



36 Clwyd Street
Ruthin, Denbighshire,
LL15 1HW

Price
£235,000

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.

A Grade II Listed three bedroom end of terrace 3 storey early Victorian town house forming part of the town's conservation area to the lower part of Clwyd Street and near to the historic Victorian Gaol some 250 yards from St Peter's Square.

It has been modernised and refurbished in recent times which has retained and enhanced much of the original features whilst incorporating modern amenities. It affords: entrance hall, lounge, large family / dining room, fitted kitchen with granite working surfaces, bathroom, first floor landing, two double bedrooms, one with shower room and WC. Second floor bedroom / study room, gas central heating, delightful enclosed courtyard style patio to rear. **INSPECTION RECOMMENDED.**



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. Clwyd Street forms part of the town's historic centre with listed buildings and conservation area. The street provides a mixture of individual homes and shops and the historic Gaol which is a popular tourist attraction.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Arched entrance with heavy panelled and framed door with half moon light above leading to reception hall.

RECEPTION HALL

3.58m x 1.73m (11'9" x 5'8")

Wide reception hall with staircase rising off, black and white tiled floor, enclosed understairs cupboard, panelled radiator.

DINING ROOM

3.89m x 3.12m (12'9" x 10'3")



An attractive room with a large window overlooking Clwyd Street, it has a high beamed ceiling, Victorian style fireplace and hearth (flue not in use) with a white painted over mantel. Panelled radiator.

LOUNGE

4.83m x 3.61m (15'10" x 11'10")

A spacious room to the rear of the house with high and beamed ceiling, it has twin glazed doors opening to the secluded westerly facing courtyard, further window with deep sill, exposed timber lintels, feature brick chimney breast with hearth and a Yotel gas fired stove, fitted cupboard to recess, woodgrain effect floor finish, two panelled radiators.

KITCHEN

4.04m x 2.21m max (13'3" x 7'3" max)



A galley kitchen with a range of bespoke base and wall units with timber panelled doors and drawers and contrasting granite working surfaces to include a white glazed Belfast sink with mixer tap, void and plumbing for washing machine, space for slot in gas cooker with a mosaic effect tiled surround with supporting beam and extractor fan above, vaulted ceiling with exposed timbers and two architectural Velux roof lights, two glazed display cabinets and a traditional column radiator.

BATHROOM

1.83m x 1.83m (6' x 6')



White suite comprising pine panelled bath with combination shower and tap unit, pedestal wash basin and WC. Mosaic effect wall tiling in part, partially vaulted ceiling with exposed timbers, two windows, fitted cupboard housing a Worcester gas fired combination boiler providing heating and hot water, traditional column radiator.

FIRST FLOOR LANDING

Split landing with fitted cupboard, panelled radiator.

BEDROOM ONE

3.76m x 2.90m (12'4" x 9'6")

Double glazed window with a pleasing view towards the historic Ruthin Jail, fitted cupboard, panelled radiator.

EN SUITE SHOWER ROOM

A walk in cubicle with bi fold door and high output valve, pedestal wash basin and WC. Extractor fan, panelled radiator.

BEDROOM TWO

3.96m x 2.95m plus 2.13m x 1.85m (13' x 9'8" plus 7' x 6'1")

Two sash windows to the front elevation overlooking Clwyd Street, feature exposed brick walling in part, panelled radiator.

BEDROOM THREE

4.93m max x 4.01m max to incl chimney breast and s (16'2" max x 13'2" max to incl chimney breast and s)

A large loft conversion with a central and substantial central chimney breast with former fireplace (not in use), hipped dormer affording pleasing westerly views towards the historic jail and two architectural Velux roof lights to front, exposed purlins, pine flooring, two panelled radiators.

DIRECTIONS

From the agent's office proceed across The Square and down Clwyd Street. Proceed for some 300 yards and the property is on the right.

TENURE

Believed to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band D

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.

VIEWING

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

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

HE/PMW