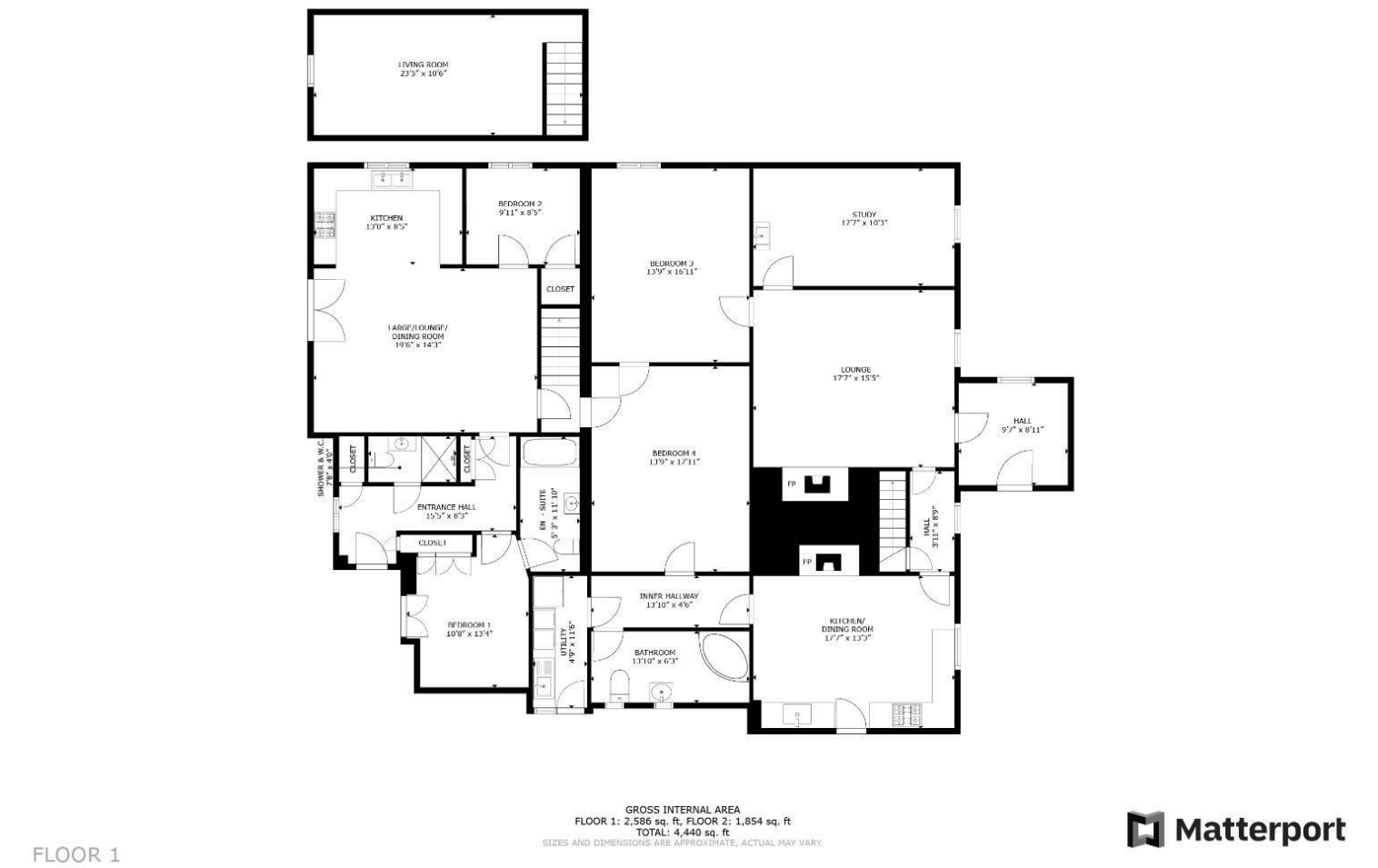


7 & 7A Upper Clwyd Street, Ruthin, LL15 1HY



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		
(92 plus) A		
(81-91) B		
(69-80) 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	

Cavendish

ESTATE AGENTS

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7 & 7A Upper Clwyd Street

Ruthin,
LL15 1HY

Price
£675,000

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.

Nestled in the heart of Ruthin, 7 Upper Clwyd Street is a Grade II listed early 17th century timber framed townhouse that offers a unique blend of historical charm and contemporary comfort. Lovingly restored and extended to include a two bedroom self contained annex, this property features a private, enclosed south facing courtyard garden and an upper floor large terrace.

The annex is fully self contained with a separate entrance from the street. It has a large kitchen, living room, dining room, two bedrooms (one with an en suite bathroom and walk in bath), and a separate shower room. The courtyard garden has a seating area, greenhouse and garden shed.

It is located only a short distance from St Peter Square in the heart of this historic town and the Vale of Clwyd.

A UNIQUE HOUSE WITH A WEALTH OF HISTORY

Originally built in 1604 as a meeting house for The Friendly Society called The Oak and The Ivy, this historic house has also been a tavern (The Waterloo Inn), an institute for The Free Church, Liberal Club, and in the 1980s a much beloved club before reverting to a private residence in the late 1990s.

Today it stands as a five bedroom period house meticulously restored with a wealth of oak timbers and an attached two bedroom self contained annex ideal for elderly relatives or as a rental.

KEY FEATURES

- * Historic charm; Grade II listed early 17th century timber framed townhouse with a rich history.
- * Spacious living areas, two light filled living rooms with character fireplaces.
- * Modern kitchens; three fully equipped kitchen areas blending period features with modern appliances.
- * Private annex; two bedroom self contained annex with courtyard garden access.
- * Elegant bedrooms; four/five large bedrooms with ample space for king size beds.
- * Main bedroom; features exposed beams, Villager stove and space for additional furnishings.
- * Practical utility room; equipped with modern appliances and ample storage.
- * South facing courtyard garden; private and enclosed ideal for outdoor relaxation.
- * Roof terrace; offers stunning views over Ruthin.
- * Dedicated home office; inspiring space for productivity and creativity.
- * The cellar; offers approximately 22sq.m of storage space.

??? ELEGANT LIVING REDEFINED

The entrance hall invites you into two spacious light filled living areas each adorned with character fireplaces. These versatile spaces offer endless possibilities - create a cosy family living room for movie nights or an elegant sitting room for coffee with friends.

THE HEARTBEAT OF THE HOME

The kitchen is the true heart of this home and boasts an original stone fireplace with a Villager burner, modern appliances seamlessly blend with the period features creating a space that is both functional and charming- perfect for both intimate dinners

and entertaining guests.

This exceptional property features not one but three fully equipped kitchen areas offering unparalleled versatility and convenience for all your culinary needs. Each kitchen space is thoughtfully designed to blend functionality with aesthetic appeal ensuring that cooking and entertaining are a pleasure no matter the occasion.

THE WOW FACTOR

The exposed beams dating back to the 17th century add a rustic elegance that makes this room truly special. Adding to the room's charm is the Villager burner, an exquisite feature that enhances the cosy ambiance. Imagine curling up in a comfortable chair by the fire with the gentle crackling of the logs creating a peaceful backdrop to your evening.

The main house features four substantially large bedrooms and home office which has potential as a fifth bedroom. The generous proportions of these rooms mean that they can comfortably accommodate king size beds. Whether used as a guest room, child's bedroom or home office, each room offers the flexibility to meet the diverse needs of a modern family.

Step into the main bedroom, a grand super king size space that masterfully combines historic charm with modern luxury. The large dimensions of this room offer plenty of space for king size bed, cosy seating area and additional furnishings, allowing you to create a personal retreat tailored to your lifestyle.

SELF CONTAINED COMFORT

The two bedroom annex provides privacy and independence for guests or extended family. With its own amenities and access to the courtyard garden, it ensures a comfortable and self contained living experience.

From here you can access the private courtyard garden, greenhouse and garden shed and it has a separate entrance from the main house.

EVERYDAY ESSENTIALS

Practicalities are not overlooked with parking for two small cars ensuring convenience in this historic and bustling area. This property offers a harmonious blend of the old and new where historical charm meets contemporary living.

Tucked away from the main living space, the utility room is equipped with all the essentials for efficient home management. Here you will find ample storage for cleaning supplies, laundry equipment and household necessities keeping everything organised and within easy reach. The room features modern appliances, spacious counter top for sorting and folding laundry and ???? slate tiled flooring designed to withstand the rigours of daily use.

The roof terrace offers breathtaking views over Ruthin and the surrounding countryside. This idyllic space is perfect for morning coffee or evening relaxation.

In today's world, a functional and inspiring home office is more important than ever. This home features a dedicated office space, an ideal space for productivity and creativity. Imagine the comfort of working from home in a space where the walls have seen centuries of stories unfold. Whether you are hosting virtual meetings, tackling important projects or simply enjoying a quiet moment with a book, this office space is designed to inspire and support you in all your endeavours.

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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.

DIRECTIONS

What Three Words. OVERGROWN.FLOURISTS.BOOSTER

COUNCIL TAX

Denbighshire County Council Band G.

TENURE

Freehold.

AGENTS NOTES

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