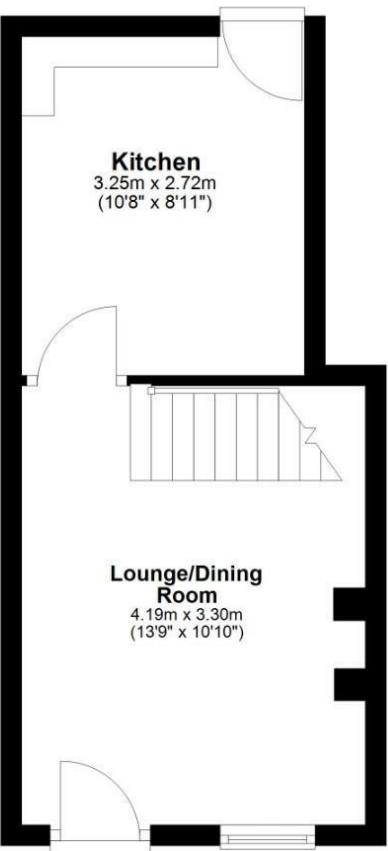


21 Llanrhydd Street, Ruthin, Denbighshire, LL15 1PP

Ground Floor

Approx. 22.9 sq. metres (247.0 sq. feet)

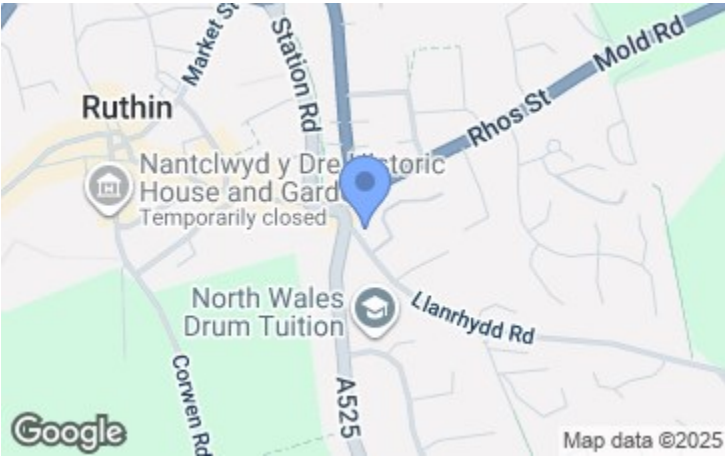


First Floor

Approx. 20.1 sq. metres (216.8 sq. feet)



Total area: approx. 43.1 sq. metres (463.8 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	86

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

St Peter's Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

www.cavendishproperties.co.uk



21 Llanrhydd Street

Ruthin, Denbighshire,
LL15 1PP

Price
£85,000

WE HAVE RECEIVED AN OFFER OF £82,000. ANY INCREASED OFFERS ARE TO BE RECEIVED WITHIN 5 DAYS OF THIS PUBLICATION TO CAVENDISH ESTATE AGENTS, ST PETERS SQUARE, RUTHIN LL15 1AA 01824 703030.

IN NEED OF MODERNISATION AND REFURBISHMENT.

A one bedroom mid-terraced house forming part of an attractive row of stone fronted houses to this popular and convenient position a short distance from the town centre. Benefiting from gas heating and double glazing in the main, it affords living room with brick fireplace and wood stove, kitchen, first floor large open plan bedroom with window overlooking Llanrhydd Street and adjoining bathroom. Rear domestic area with communal steps leading through to a garden area.

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

LOCATION

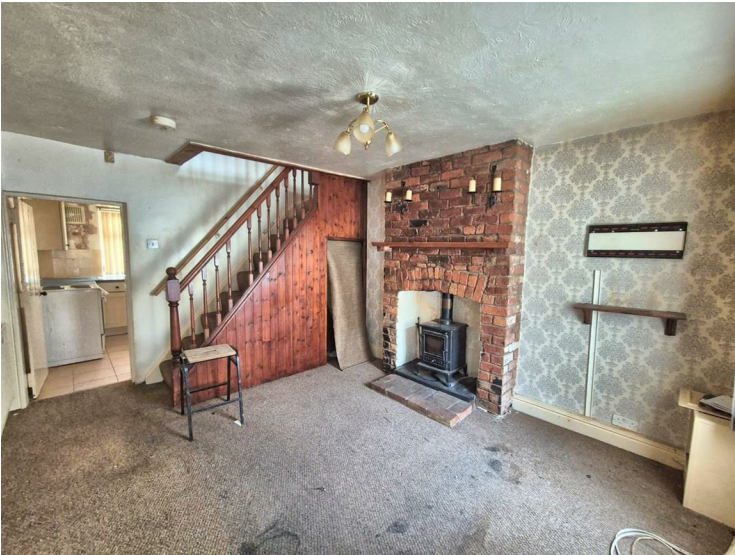
THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

UPVC double glazed door to lounge/dining room.

LOUNGE/DINING ROOM

4.19m x 3.30m (13'9" x 10'10")



Brick chimney breast with free-standing wood stove on a raised hearth, double glazed window to front, staircase rising off, panelled radiator.

KITCHEN

2.72m x 3.25m (8'11" x 10'8")



Fitted base and wall units with working surface, gas cooker point,

sink unit, wall mounted gas fired combination boiler providing heating and hot water, ceramic tiled floor, skylight, double glazed window, door to rear.

FIRST FLOOR OPEN PLAN LANDING/BEDROOM

4.17m max x 3.28m max (13'8" max x 10'9" max)



Large open plan bedroom with partially vaulted ceiling with exposed purlins, Velux roof light, double glazed window overlooking Llanrhydd Street, panelled radiator.

BATHROOM

2.74m x 2.16m (9' x 7'1")



Panelled bath with shower attachment, pedestal wash basin, low level WC, double glazed window, panelled radiator.

OUTSIDE

Rear domestic area with communal steps leading to an enclosed garden beyond.

scale.

HE/PMW

DIRECTIONS

From the agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road bear right and immediately on crossing the pelican crossing, fork left onto Llanrhydd Street. No.21 will be found after a short distance on the left hand side.

AGENTS NOTES

COUNCIL TAX

TAX BAND B

TENURE

FREEHOLD

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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 - REFERRALS

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.

VIEWING

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

FLOOR PLANS - included for identification purposes only, not to