

The Old Nags Head 45 Mwrog Street, Ruthin, Denbighshire, LL15 1LB



GROSS INTERNAL AREA
FLOOR 1: 1092 sq ft, FLOOR 2: 1228 sq ft
EXCLUDED AREAS: GARAGE: 172 sq ft, COVERED PATIO: 107 sq ft
TOTAL: 2320 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

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.

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The Old Nags Head 45 Mwrog Street
Ruthin, Denbighshire,
LL15 1LB

Offers Around
£450,000

A very impressive and beautifully appointed 4 bedroom detached house refurbished to a very high standard throughout, located in a convenient and prominent position on Mwrog St. close to the town centre.

One of Ruthin's many public houses in an earlier life this deceptively spacious home has been re-modelled and refurbished to create a unique family home. Benefitting from under-floor heating throughout the ground floor it affords an impressive through room with day lounge extending in to dining room with bi-fold doors and a modern fitted kitchen with range of appliances. separate lounge, utility and cloaks. first floor landing, large main bedroom with luxury en-suite, 3 further bedrooms and luxury bathroom.

Covered patio with space for hot tub, adjoining shower and purpose built sauna.

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LOCATION

Fronting on to Mwrog Street the house is about 0.3 miles from the town centre with a wide range of shopping facilities available together with primary schools on Borthyn and Glasdir. It is also a short walk from the rugby club and Caer Ddol park.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Composite and woodgrain effect double glazed door leading to a splendid open plan lounge with adjoining dining room and kitchen.

OPEN PLAN DAY LOUNGE/DINING/KITCHEN

5.61m x 4.14m (18'5" x 13'7")



A versatile room capable of sub-division. The lounge area has a substantial chimney breast with deep recess stone topped with wood stove and substantial beam over, heavy beamed ceiling, contemporary oak and glazed open tread staircase rising to first floor, TV point, wall light points, woodgrain effect tiled floor finish throughout.

DAY LOUNGE



DINING ROOM

5.16m x 3.63m (16'11" x 11'11")



The adjoining dining room affords a high degree of natural light with a wide three-section bi-fold door opening to the patio, ceiling downlighters, matching flooring, extending into adjoining kitchen.

KITCHEN

4.37m x 3.30m (14'4" x 10'10")



Fitted with an extensive range of base and wall mounted cupboards and drawers with an anthracite high gloss finish to door and drawer fronts and contrasting white granite working surfaces to include a large peninsula breakfast bar, it includes an inset one and half bowl stainless steel sink with mixer tap, inset five ring AEG induction hob with glass upstand and large glass extractor hood above, integrated double oven, larder fridge, full height freezer, integrated dishwasher, pan drawers, ceiling downlighters, double glazed window with blind. Panelled door to rear porch/utility area.



LOUNGE

4.88m x 3.84m (16' x 12'7")



Two double glazed windows both with blinds, TV point, inset Living Flame coal effect fire.

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BEDROOM ONE

4.75m x 4.62m (15'7" x 15'2")



A splendid main bedroom with a partially vaulted ceiling with double glazed window to one side and two high level Velux roof lights, panelled radiator.



WALK-IN WARDROBE

Rail and open shelving units, Velux roof light.

EN SUITE SHOWER ROOM

2.72m x 1.78m (8'11" x 5'10")



Luxury en suite shower room comprising a white suite with large floor level tray with glazed screen and high output shower, fitted cabinet incorporating glass wash basin with surround and integrated low level WC, partly vaulted ceiling with Velux roof light, downlighters, window to gable, large stone effect wall and floor tiles, chrome towel radiator.