

# williams estates



**22 Ruthin Road, Denbigh, Denbighshire,  
LL16 3EL**

**£135,000**

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**EPC - D62 Council Tax Band - B Tenure - Freehold**

# Ruthin Road, Denbigh

## 2 Bedrooms - House - Terraced

Video Tour Available... A well presented two bedroomed terrace, located close to the town centre and all other amenities. The property briefly comprises of modern fitted kitchen, lounge, second sitting room, two good size bedrooms and bathroom. Further benefits include gas central heating and double glazing throughout. Simply Must Be Viewed. EPC Rating D62.

### Description

The property is ideally situated within proximity to local schools, shops and town amenities, as well as being with easy access of the A55 expressway providing road links towards Conwy, Chester and the national motorway network.

Denbigh is a picturesque market town and one of the most historic towns in North Wales, with a lively art scene and a fine range of independent shops, cafés, pubs and restaurants.

Attractions in the town include Denbigh Library, Denbigh Castle and the castle walls, museums, Theatr Twm o'r Nant and medieval parish church St Marcella's.

Denbigh Cricket Club is one of the oldest cricket clubs in Wales having been established in 1844.

### Entrance Hall

Having stairs and doors off to further accommodation.

### Lounge

13'3" x 13'0"

With modern wall mounted electric fire, radiator, power points, under stairs shelving for storage and double glazed window to the front.

### Sitting Room

10'4" x 9'3"

Having power points, radiator and double glazed window to the front.

### Kitchen

10'9" x 8'0"

Offering a range of modern high gloss wall, drawer and base units with worktop over, integrated four ring electric hob with oven below and extractor hood over, plumbing for washing machine and dishwasher, stainless steel sink with mixer tap, tiled splash backs, power points, double glazed window to the rear and further uPVC door giving access to the shared courtyard.

### Landing

With loft access hatch and doors off to further accommodation.

### Bedroom One

12'11" x 10'11"

With radiator, power points and double glazed window to the front.

### Bedroom Two

10'9" x 9'1"

With radiator, power points and double glazed window to the front.

### Bathroom

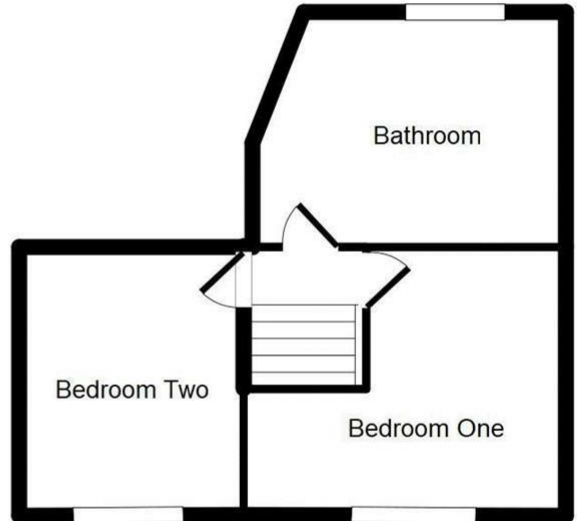
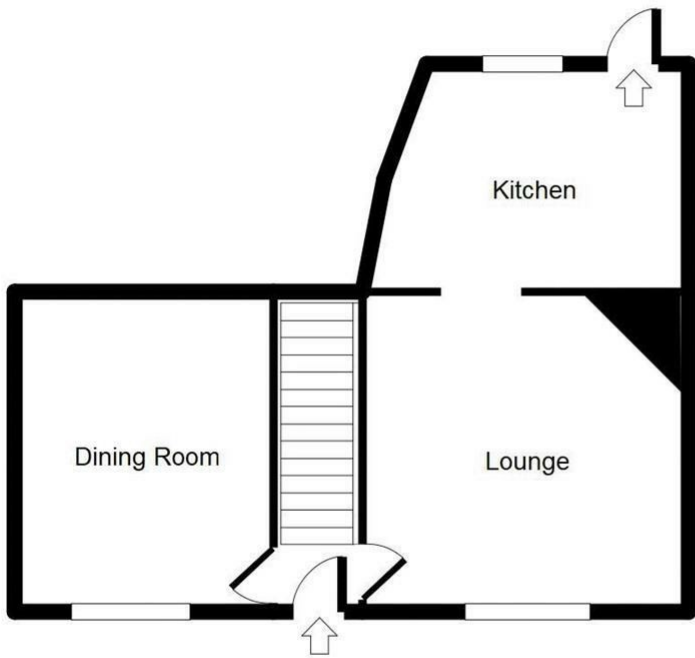
10'8" x 10'5"

With radiator, power points and double glazed window to the front.

### Outside

The front of the property is approached by a wrought iron gate and bounded by stone walls. The rear of the property has a communal area.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 817417  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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