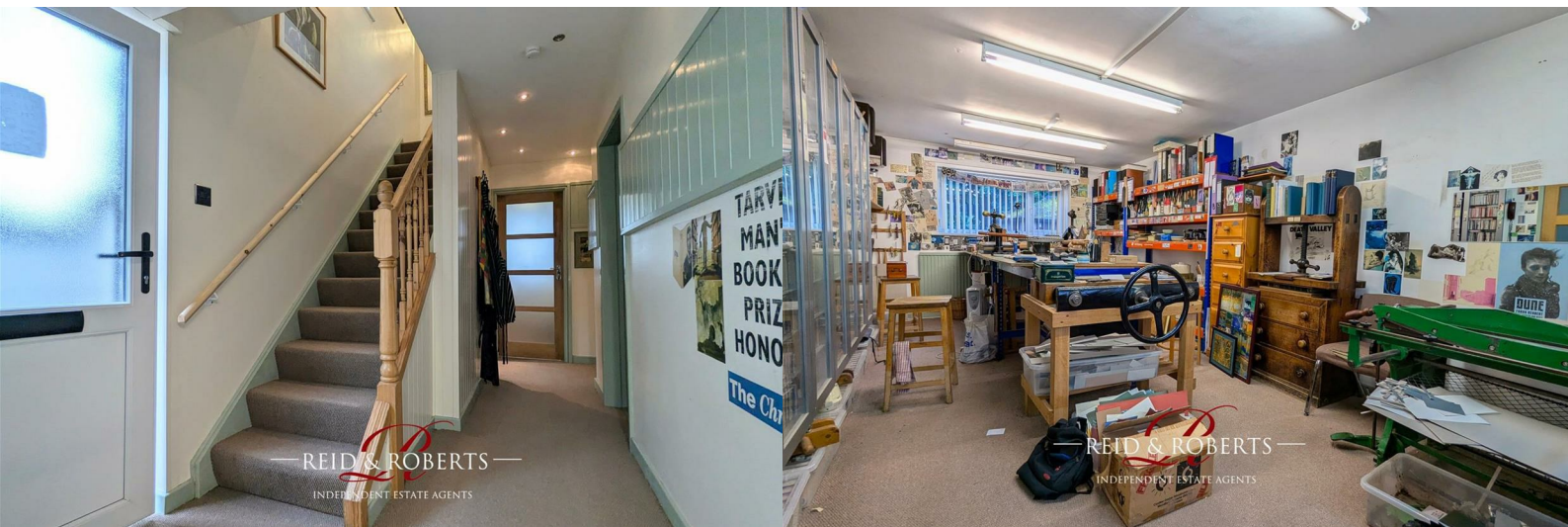




## Crispin Mill Street

Ruthin, LL15 1HT

Offers Over £230,000





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## Property Description

Reid & Roberts are thrilled to present a distinctive opportunity to acquire this Three Bedroom Detached House, in the highly desirable village of Ruthin. Currently operating as a combined bookbinding business and residential accommodation, this versatile property provides a unique chance for entrepreneurial buyers. Whether you wish to continue the existing business venture or transform the property to suit your personal vision, this home offers immense potential in a sought-after village.

The property in brief comprises: Reception Hall, Reception Room/Bookbinding Shop, Second Reception Room, Main Bedroom and Main Bathroom. To the first floor accommodation you will find: Landing, Kitchen/Breakfast Room, Lounge, Dining Room, Second Bedroom, Utility Room and W.C.

To the outside of the property you will find a gravelled car park providing 'off road' parking for two vehicles and a paved patio with garden shed to the rear.

Ruthin is the county town of Denbighshire in North Wales and a community in the southern part of the vale of Clwyd. The medieval town of Ruthin provides a wide range of facilities catering for most daily requirements, as well as providing both primary and secondary schools. The town of Mold is approximately 11.5 miles away, as well as the Roman town of Chester being approximately 24 miles away, providing good road

## Accommodation Comprises

Accessed via Crispin Yard car park with an opening on to a private graveled driveway providing 'off road' parking for multiple vehicles, paved patio area and large wooden garden shed.

Upvc double glazed door leads into:

### Reception Hallway

15'1" x 6'2" (4.6m x 1.9m)

Stairs leading to the first floor accommodation with storage cupboard beneath with fitted shelving and curved shaped tongue and groove ceiling and recessed spotlights, panelled walls, smoke alarm, wall mounted electric meter and fuse box.

### Main Bedroom

11'9" x 10'2" (3.6m x 3.1m)

Double glazed window to the front elevation, single panel radiator, central ceiling light point and carpeted flooring.

## Reception Room

20'11" x 10'9" (6.4m x 3.3m)

Currently used as a book binding shop. Dual aspect with double glazed window to the front and rear elevation, single panel radiator, four fluorescent ceiling lights, telephone point and two wall light points.

## Second Reception Room

14'1" x 11'1" (4.3m x 3.4m)

Double glazed window to the front elevation, single panel radiator, partition wall with storage area comprising wood effect flooring and built in shelving but still forms as part of the whole room.

## Main Bathroom

Four piece suite comprises: low flush W.C, pedestal sink unit, wood panelled bath and fully tiled shower cubicle with electric shower over and glass doors. Double glazed frosted window to the side elevation, chrome ladder style heated towel rail, wood effect vinyl flooring, partly tiled walls and extractor fan.

## First Floor Accommodation

### Landing

16'4" x 6'2" (5m x 1.9m)

Having double glazed window to the rear elevation, recessed spotlights, smoke alarm, single panel radiator, telephone extension and doors leading to all first floor accommodation.

### Kitchen/ Breakfast Room

11'5" x 10'2" (3.5m x 3.1m)

Glazed door leading into the Kitchen/ Breakfast Room which houses a range of wall and base units with complimentary work surfaces over, stainless steel sink unit, splash back tiling, space for electric oven, space for white goods, single panel radiator, loft access point, double glazed window to the rear elevation, built in airing cupboard housing the water tank and fitted shelving with a further cupboard offering ample storage space, wood effect vinyl flooring.

### Dining Room

14'1" x 11'9" (4.3m x 3.6m)

Being accessed by both the landing and the kitchen with recessed spotlighting, double glazed window to the rear elevation and single panel radiator.

Archway leads into:

### Lounge

13'1" x 10'9" (4m x 3.3m)

Double glazed window to the rear elevation, single panel radiator, recessed spotlights and T.V aerial socket.

### Second Bedroom

10'9" x 7'2" (3.3m x 2.2m)

Double glazed window to the rear elevation, single panel radiator.

### W.C

4'7" x 2'7" (1.4 x 0.8m)

Low flush W.C, double glazed frosted window to the side elevation and fitted shelving.

### Utility Room

8'6" x 5'6" (2.6m x 1.7m)

Void and plumbing for washing machine and space for tumble drier, glass block window to the side elevation and wall mounted boiler.

### Outside

#### To The Side

To the side of the property you will find a gravelled driveway providing 'off road' parking for two vehicles.

#### To The Rear

To the rear of the property you will find a paved patio area ideal for outdoor furniture or al fresco dining and a large wooden shed.. The rear is bounded by a brick built rendered wall with wooden gate.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

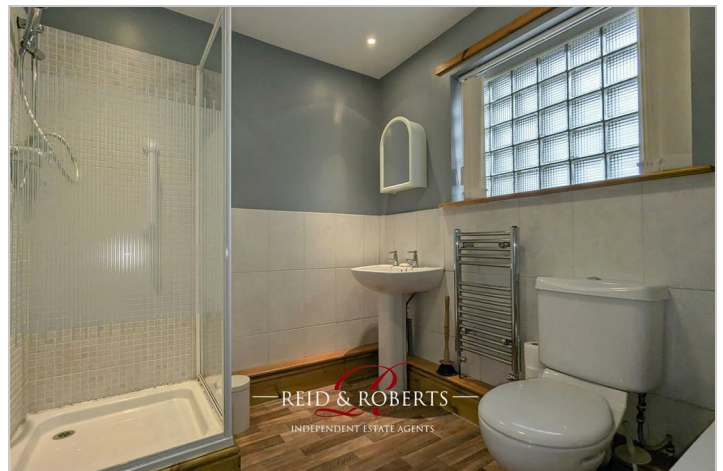
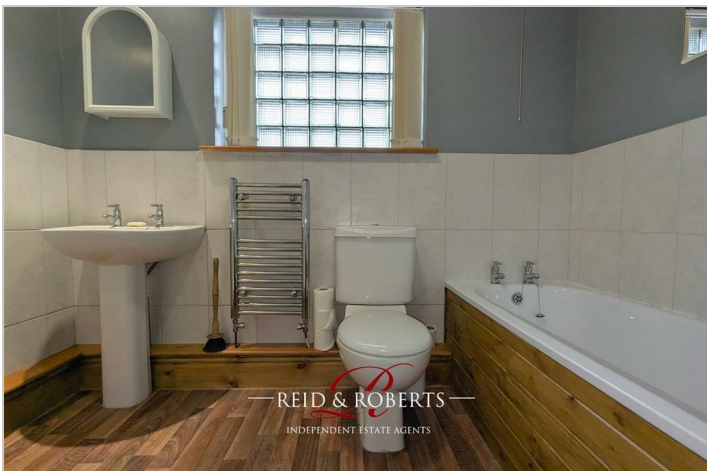
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

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.

### Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.





## Road Map



## Hybrid Map



## Terrain Map



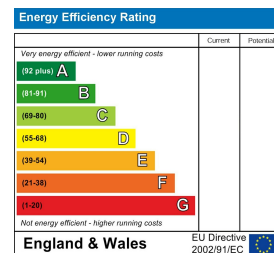
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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