



## 41 Stryd Y Wennol

Ruthin, LL15 1QN

O.I.R.O £110,000





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## Communal Hallway

Access to the apartment is through a central communal hallway, with a staircase rising to the first floor. A panel door opens onto an inner landing area, which provides access to the two front apartments. The panelled composite door leads into the apartment itself, offering a warm and inviting welcome.

## Reception Hallway

The entrance hallway features a practical storage cupboard housing the electric fuse box, a wall-mounted intercom system, allows residents to grant visitors access to the building from the comfort of their home. Additional features include a telephone point and a single panel radiator. Doors from the hallway provide access to all accommodation.

## Lounge

The lounge is a bright and inviting reception room, enhanced by a double-glazed bay window at the front elevation, which allows natural light to flood the space. This room is complete with a double-panel radiator, a T.V, aerial socket, and wall-mounted heating controls. The lounge flows seamlessly into a dining area, creating a cohesive and open living space.

## Dining Area

The dining room benefits from a double-glazed window to the side elevation, offering unobstructed views of the rolling hills beyond. This serene setting makes it an ideal spot to unwind or entertain. The room also features a double-panel radiator and a convenient storage cupboard that could serve as a pantry.

## Kitchen

The kitchen is a modern and well-equipped space, fitted with a range of high-gloss wall, base, and drawer units complemented by wood-effect work surfaces. It includes a one-and-a-half bowl stainless steel sink unit with a mixer tap and a suite of integrated appliances, including a floor

standing fridge and freezer, dishwasher, washing machine, and an oven with a four-ring gas hob and extractor hood. The wall-mounted boiler is neatly concealed within a cupboard, while the tiled flooring and a double-glazed window to the rear elevation complete this functional and stylish kitchen.

## Bedroom One

The principal bedroom is a spacious double room with a double-glazed window to the rear elevation, a T.V aerial socket, and a double-panel radiator.

## En Suite

This bedroom is further enhanced by an en suite bathroom, which features a modern three-piece suite comprising a corner shower cubicle with an electric shower, a low-flush W.C., and a wash hand basin. The en suite is finished with tiled walls to dado height, wood-effect vinyl flooring, a single-panel radiator, and an extractor fan.

## Bedroom Two

The second bedroom is another generously sized double room, complete with a double-glazed window to the front elevation, a telephone point, and a double-panel radiator.

## Bathroom

The family bathroom is spacious and well-appointed, fitted with a three-piece suite that includes a panelled bath with an electric shower over, a low-flush W.C., and a wash hand basin. Tiled walls to dado height, wood-effect vinyl flooring, a single-panel radiator, and an extractor fan complete this well-designed space.

## Lease information

123 year lease with 104 years remaining

ground rent £327 per annum

Service Charge £1,825.25 per annum

## EPC Rating C

## Council Tax Band B

Tel: 01352 700070

### 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

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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

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### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

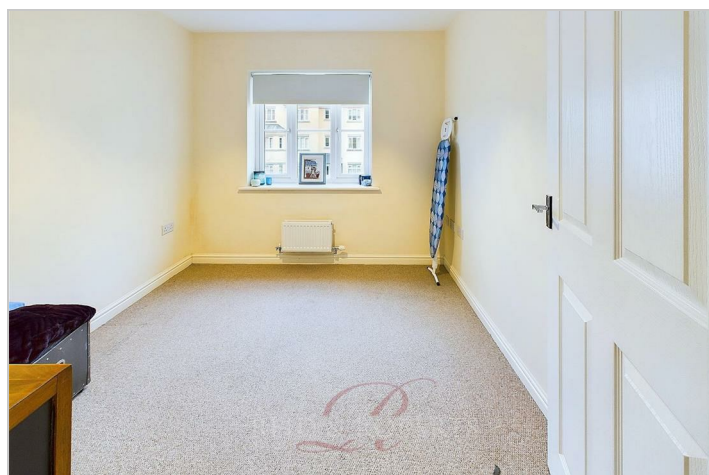
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS  
7 DAYS A WEEK

### 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



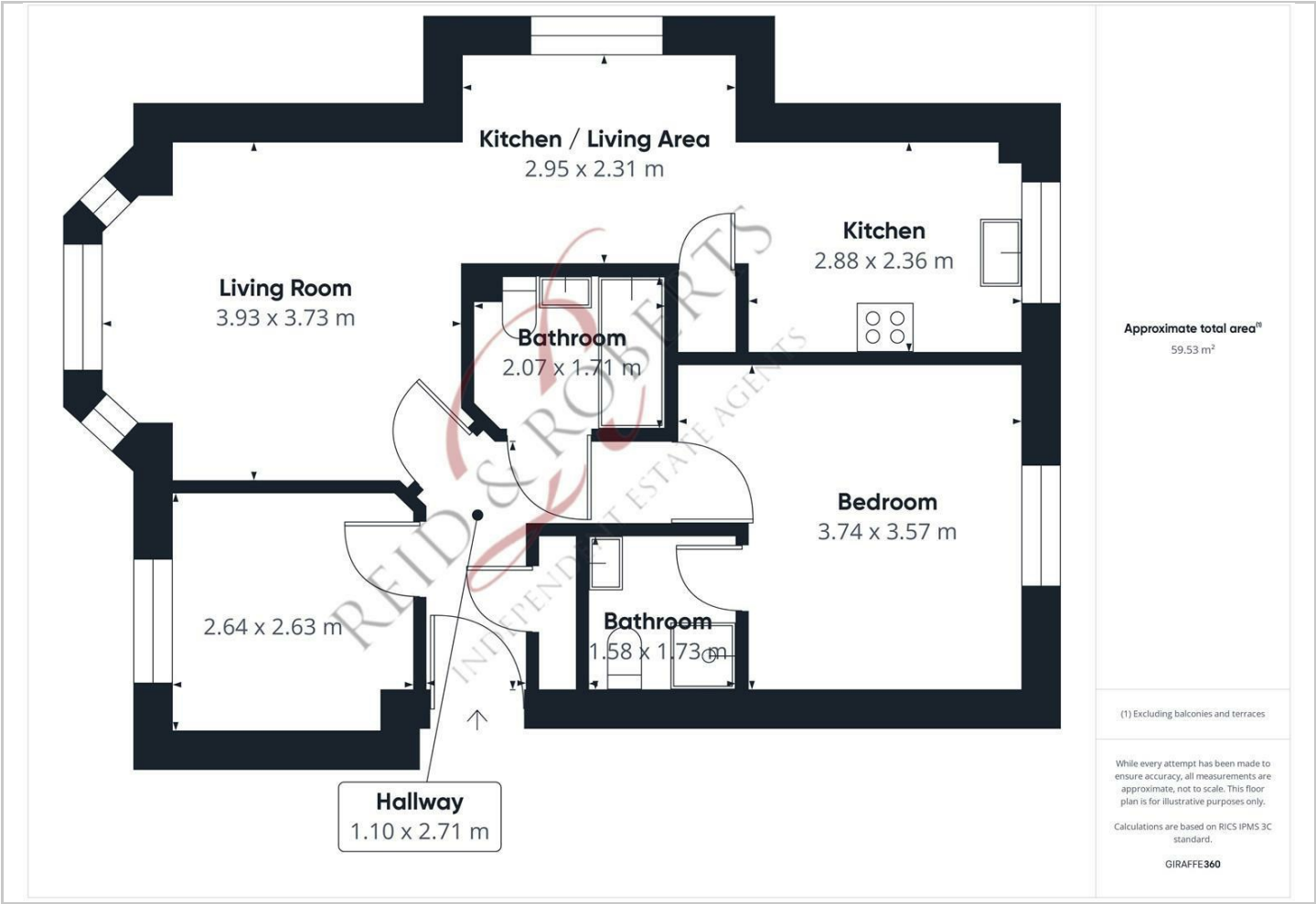
Hybrid Map



Terrain Map



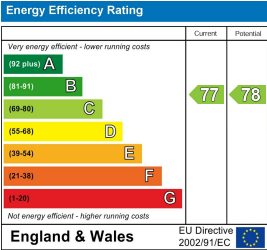
Floor Plan



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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