

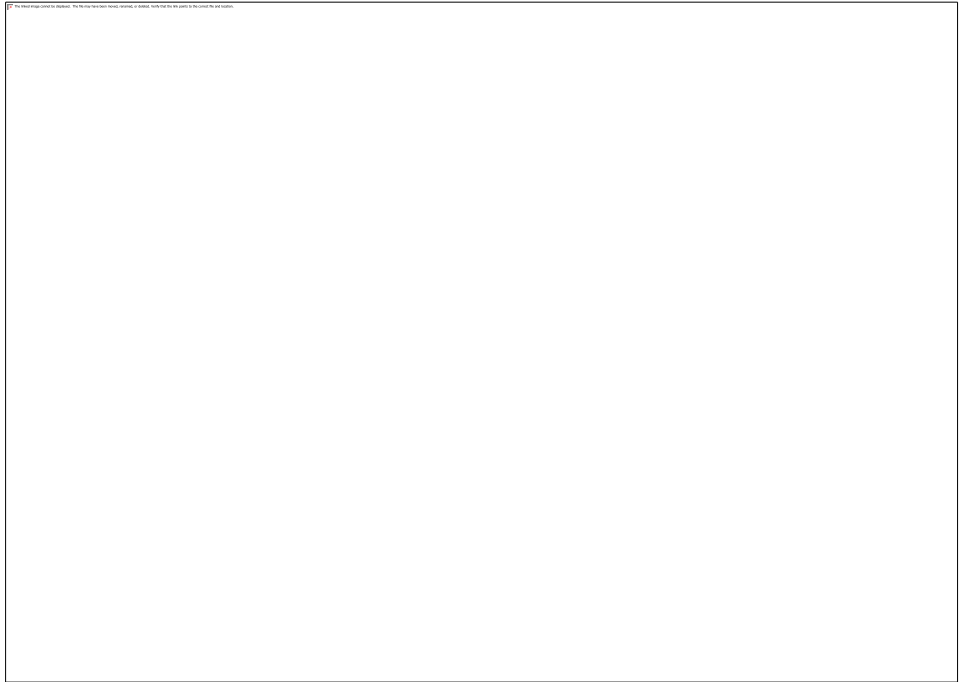
# Rhos Street, Ruthin

## LL15 1DY

### £200,000



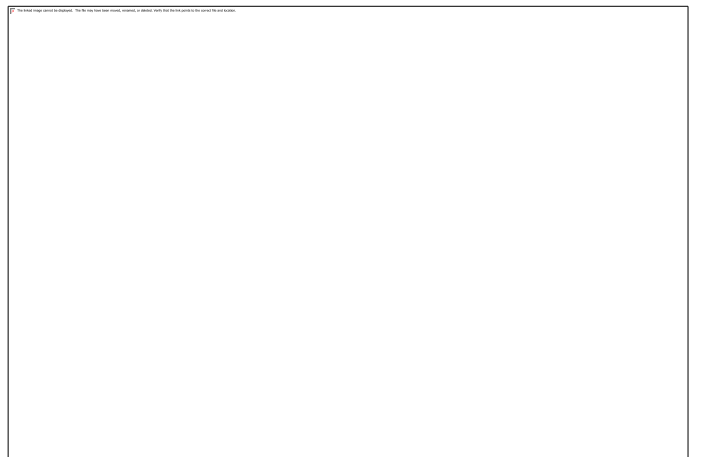
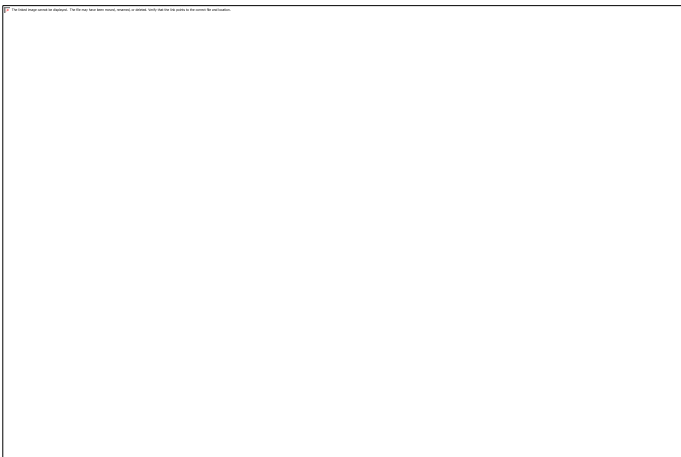
- 3 Bedrooms
- 2 Reception Rooms
- 70ft Rear Garden
- Brand New Kitchen with Utility Room
- Brand New Bathroom with Bath and Walk in Shower
- Chain Free
- Perfect First Home
- Ideal Family Home



This refurbished 3-bedroom townhouse is brimming with charm and boasts two reception rooms. It features a beautifully appointed 4-piece bathroom complete with a bath and walk-in shower. You'll be delighted to know that this property has been recently redecorated, with upgrades including a new boiler, bathroom, and kitchen.

Situated conveniently close to Ruthin town centre, schools, and shops, Rhos Street offers the perfect blend of tranquility and accessibility. Additionally, its large rear garden provides ample space for relaxation and outdoor activities. Best of all, this property is chain-free, ensuring a smooth and hassle-free purchase.

Don't miss out on the opportunity to call Rhos Street your new home. Contact us now to arrange a viewing and embark on your journey to owning this wonderful property.





### **Entrance Hallway**

Tiled floor, doors to Lounge and Dining Room

### **Dining Room**

PVC double glazed window to front aspect, wood laminate floor, wall mounted fire, wall mounted radiator, door to Kitchen

### **Kitchen**

A range of newly fitted wall, drawer and base units, worktop with inset stainless steel sink unit with mixer tap, space for fridge and freezer, inset electric hob with oven built in under and extractor fan over Quarry tiled floor, PVC double glazed window to rear garden, obscured PVC double glazed door opening to the rear garden, door to under stairs storage cupboard, door to Utility

### **Utility room**

Plumbing for washing machine, PVC double glazed window to rear, worktop

### **Lounge**

Tiled feature fire place, wood laminate floor, PVC double glazed window to front, wall mounted radiator, door to landing

### **First Floor Landing**

Doors to Bedrooms and Bathroom

### **Bathroom**

A newly fitted modern suite comprising panelled bath, walk in shower with power shower and safety glass screen, pedestal wash hand basin and close coupled WC Tiled walls and floor, two obscured PVC double glazed windows to rear

### **Bedroom 1**

PVC double glazed window to front aspect, wall mounted radiator, door to built in wardrobe

### **Bedroom 2**

PVC double glazed window to front aspect, wall mounted radiator, door to built in wardrobe

### **Bedroom 3**

PVC double glazed window to rear aspect, wall mounted radiator

### **Rear Garden**

A 70ft garden laid mostly to a raised lawn with timber fencing surround and mature trees and hedges Patio area, outside store room plus door to boiler room housing a newly fitted combination boiler

### **Location**

Located in the heart of Ruthin, LL15 1DY offers an enviable location for anyone seeking a vibrant and convenient lifestyle. With its charming streets, historic buildings, and stunning scenery, this area is highly sought after.

Residents of LL15 1DY will benefit from its close proximity to Ruthin town centre, just a short stroll away. Here, you'll find a wide array of amenities including supermarkets, shops, cafes, restaurants, and local pubs, ensuring all your daily needs are within reach.

For families, the location couldn't be better. The property is within easy reach of highly regarded schools, making it an ideal choice for those with children of all ages. The convenience of having educational facilities nearby ensures a stress-free school run and promotes a strong sense of community.

Nature enthusiasts will also fall in love with the location. LL15 1DY is surrounded by picturesque countryside, with beautiful walks, trails, and parks just waiting to be explored. The nearby Clwydian Range Area of Outstanding Natural Beauty offers breathtaking views and outdoor activities for all to enjoy.

Transportation links are excellent, with easy access to major road networks, including the A494 and A525. This makes commuting to nearby towns and cities such as Chester, Mold, and Wrexham a breeze. Furthermore, Ruthin bus station provides regular services to various destinations, offering convenient public transportation options.

In summary, the location of LL15 1DY offers the perfect blend of convenience, beauty, and a strong community spirit. Whether you're looking for the hustle and bustle of the town centre, excellent schools for your children, or access to stunning countryside, this property ticks all the boxes. Don't miss the chance to embrace the fantastic lifestyle on offer here.

## FLOORPLANS

