



**39 41 43a 43 45a 45, Clwyd Street,  
Ruthin, Denbighshire, LL15 1HF**

**£345,000**



**EPC - null Council Tax Band - Tenure - Freehold**

# 41 43a 43 45a 45, Ruthin

## 0 Bedrooms - House - Semi-Detached

NO ONWARD CHAIN - With its strategic location, the two units promise excellent foot traffic and consistent demand from both residents and visitors. Benefit from the bustling atmosphere and the strong market potential of this prime investment opportunity. Including two spacious first floor flats hosting character features, in need of modernisation. Viewing is highly recommended!

Flat 41 - EPC Rating - G17

Flat 43 - EPC Rating - E53

Pizza Shop - EPC Rating - C71

Chip Shop - TBC



### 41a Flat

#### Accommodation

Metal iron steps leading to balcony accompanied by two uPVC french doors leading to the front of the property

#### Kitchen

Step into a space in need of modernization, featuring laminate flooring and basic wall and base units. The partially tiled splashback accompanies a stainless steel sink with a mixer tap. There is space available for an electric oven, and brick pillars adorn the sides. Exposed beams add a rustic touch, and there is ample room for a fridge freezer.

#### Dining Room

Open plan dining room from the kitchen, carpeted with an electric wall heater

#### Hallway

Pass through the inner hallway, accessed through a timeworn timber door, revealing doors leading to all rooms. Notice the presence of aged and exposed beams, adding a touch of character.

#### Bathroom

Discover the bathroom with a low flush W.C, a linoleum floor, and a shower cubicle enclosed by a glazed door. The presence of a pedestal wash basin and access to the loft.

#### Utility room

Unveil a collection of storage cupboards, providing ample space for a tumble dryer and boasting the convenience of two generously sized storage cupboards.

#### Shower Room

Shower cubicle, low flush W.C, pedestal wash basin and linoleum flooring.

#### Living Room

Find a doorway leading to the living room, showcasing the charm of exposed beams. Overlooking Ruthin Gaol, with a doorway guiding you through to

#### Bedroom One

Notice the presence of single glazed panels, capturing the essence of cottage style windows at the front of the property. Delight in the rustic charm provided by beams and perlin on the right-hand side of the wall, along with exposed beams overhead. Access to the loft adds further functionality to this space.

#### Bedroom Two

Electric storage heater, windows to the front elevation, single glazed windows overlooking the Ruthin Gaol, beams and little archway, large storage cupboard with storage above

#### Bedroom Three

To the front of the property, single panelled glazed cottage style window, loft access and exposed beams, electric storage heater

#### Exterior

Enclosed courtyard, large storage to the side with has toilets

#### Flat 43a

Large courtyard area, concrete floor

#### Exterior.

Timber fencing, concrete flooring, mature plants and shrubs, separate patio area with a large storage shed, two doors with one leading to the back of the property

#### Entrance

Property is entered off the main high street via a timber, high glazed door





### Hallway.

Period features, beams, exposed walls and timbers, stone walling, wooden flooring, 2 wall lights, wooden-timber staircase with iron bannister, leading up to

### Landing

Radiator, wall hung boiler, small glazed panel window to the side elevation, further steps via a custom iron bannister, exterior door to the outside

### Top Floor Landing

Exposed stone walls, feature pendant lights, enter via a step into a

### Living Area

Large, light and spacious, period features, two windows to the front elevation looking out onto Clwyd Street. Exposed beams to the walls, open stone fire with wooden mantle and raised stone half. Radiator, loft access, timber door leading into

### Kitchen/Diner Area

Exposed walls, stone, beams, brickworks to the front elevation, single glazed pane window looking out over Clwyd Street, radiator, breakfast bar area with complimentary worktops over, kitchen fitted with wall and base units, electric oven, stainless steel extractor, storage area, steps up leading through via french doors, timber, single glazed out on to the roof terrace, one and a half bull stainless steel sink and spotlights and one pendant light

### Landing.

Step up into the inner landing- wall lights, dado rail, carpeted flooring, leading into

### Shower Room.

Pedastool sink, low level w.c, window looking out onto the side and rear elevation, corner shower cubicle with electric shower and tiled flooring, leather style chrome radiator and a feature mirror with lighting, step up into

### Bedroom Two.

Window to the side and rear elevation, plenty of room for storage, double panelled radiator

### Bedroom One.

One panelled radiator, single glazed window and timber to the rear elevation, fitted wardrobes with ample storage

### Chip Shop

#### Shop Front

The shop front is located in a bustling area, business will benefit from high foot traffic and a vibrant local community. Exposed beams, tiled flooring and a single glazed window to the front elevation.

#### Middle Room

This room ensures efficient operations. The layout is optimized for a seamless workflow, allowing you to serve customers with ease.

#### Storage Room

This unit also includes a spacious storage room at the back, providing ample space for inventory management and essential supplies. Store ingredients and equipment conveniently, allowing for smooth day-to-day operations.

### Pizza Shop

#### Shop Front.

Large Shop Front: This unit boasts a spacious and inviting shop front, offering excellent visibility. With its prime location in a bustling area, it will attract foot traffic. Comprising of single glazed windows to the front elevation and tiled flooring.

#### Middle Room.

Tiled throughout with plenty of ample wall sockets.

#### Back Room

The unit also features a dedicated preparation room at the back, providing ample space for prepping ingredients, storing supplies, and ensuring a smooth workflow, partially tiled, plumbing for a commercial sink unit.



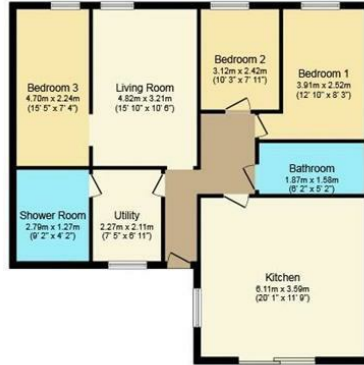


**Ground Floor**

Floor area 3.0 sq.m. (32 sq.ft.) approx

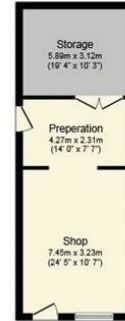
**Flat 41**

Floor area 82.6 sq.m. (890 sq.ft.) approx



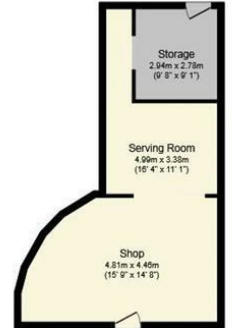
**Flat 43**

Floor area 97.5 sq.m. (1,050 sq.ft.) approx



**Chip Shop & Pizza Shop**

Floor area 70.6 sq.m. (760 sq.ft.) approx



Total floor area 253.8 sq.m. (2,731 sq.ft.) approx

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**Energy Efficiency Rating**

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

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