



**26 Rhos Street, Ruthin, Denbighshire,
LL15 1DY**

£120,000

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EPC - C70

Council Tax Band - B

Tenure - Freehold

Rhos Street, Ruthin

2 Bedrooms - House - Terraced

* NO CHAIN* Ideal for First Time Buyers a two bedroom terraced house benefitting from a recent new roof, the property has gas central heating and uPVC double glazing. Located a short distance from the medieval market town of Ruthin the open plan accommodation comprises kitchen and living room to the ground floor and two bedrooms and bathroom to the first floor.

The property is ideally located within a short distance to the town centre providing all local amenities to include, shopping, sports and recreational facilities, education, restaurants and walks.

Located a short distance to the rear of the property lies a small Nature Reserve which is open to the public. EPC Rating 70C.



Accommodation

Entering through an obscured uPVC double glazed with leaded glazing into the:

Kitchen/Living Room

27'2" x 10'7" to bookcase (8.28 x 3.23 to bookcase (8.2678 x 3.2151))

uPVC double glazed window to the front elevation, radiator, multi-fuel log burner set upon Horseshoe Pass slate hearth with feature stone fireplace with slate lined inglenooks. The living room portion is carpet, and there is tiled flooring throughout. The kitchen has a range of base and drawer units with granite worksurfaces, tiled splashbacks and wall units over, space for cooker, undercounter fridge, Belfast sink with brass taps over, space and plumbing for washing machine, radiator and wall-mounted Worcester gas boiler. uPVC double glazed window to the rear and further obscured uPVC double glazed window to the side, and uPVC double glazed door with leaded glazing. Staircase leading off to the first floor:



Landing

9'4" x 5'4" (2.84 x 1.63 (2.8445 x 1.6294))

Lighting and small storage cupboard. Doors off to two bedrooms and bathroom.

Bedroom One

9'1" x 9'3" (2.77 x 2.82 (2.7686 x 2.8081))

uPVC double glazed window to the front, two built in storage cupboards, one being a wardrobe.

Bedroom Two

uPVC double glazed window to the rear, further obscured double glazed window to the side elevation. Storage cupboard, radiator and lighting. Currently being utilised as an office.



Bathroom

8'2" x 4'11" (2.49 x 1.50 (2.4832 x 1.4974))

Laminated flooring, three-piece suite comprising of corner shower enclosure with electric shower over and floor tiling surrounding. WC pedestal wash basin with tiled splash back, radiator and extractor fan.

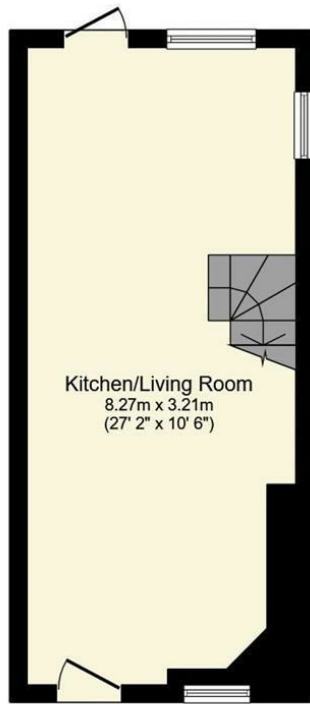
Rear Garden

Steps leading up from the rear of the property to the garden, which is bound by timber fencing, gravel and paved for ease of maintenance. The rear garden also benefits from wooden sheds for storage and a summer house.

Direction

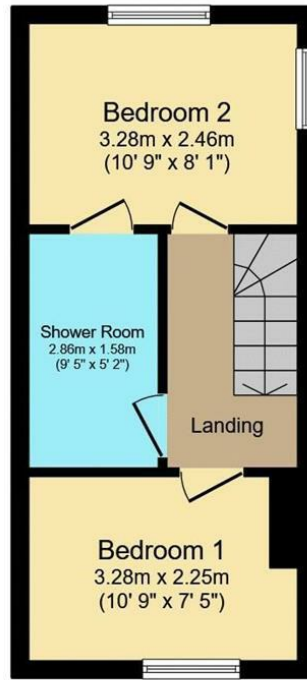
From our Ruthin office proceed down Well Street, at the T junction turn right then, after a very short distance, turn left onto Rhos Street, at the T junction turn right and the property can be found on the right hand side.





Ground Floor

Floor area 25.5 sq.m. (274 sq.ft.) approx



First Floor

Floor area 25.5 sq.m. (274 sq.ft.) approx

Total floor area 51.0 sq.m. (549 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.