



**50b Well Street, Ruthin, Denbighshire,  
LL15 1AW**

**£90,000**

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**EPC - C69**

**Council Tax Band - A**

**Tenure - Leasehold**

# Well Street, Ruthin

## 2 Bedrooms - Flat

No Onward Chain - A well presented and recently renovated second floor flat located in Ruthin Town Centre. The accommodation offers a good sized living room, modern fitted kitchen diner, two bedrooms and bathroom. Added benefits of uPVC double glazing, countryside views to the rear, convenient location and gas fired central heating. There is a public carpark nearby with permits available from Denbighshire County Council. EPC rating C 69 - Tenure - Leasehold - Council Tax Band - A.



### Description

No Onward Chain - Second floor apartment on the favoured Well Street just a short walk from the town square and all amenities on hand. The accommodation offers spacious living room, modern fitted kitchen, two double bedrooms and bathroom. Ready to move into. EPC rating - TBC - Tenure - Leasehold - Council Tax Band -

### Communal Entrance & Stairs

Stairs rising off to first and second floor flats.

### Accommodation

Door opens into:

### Entrance Hall & Stairs

10'3" x 11'11" (3.12 x 3.63)

Stairs rising off to Entrance Hall with loft access, storage cupboard, radiator and ceiling light.

### Kitchen/Diner

14'10" x 9'8" (4.52 x 2.95)

Recently fitted comprising of modern drawer and base units with contemporary work surfaces and wall units over, stylish tiled splash backs, stainless steel single drainer sink with mixer tap over, range cooker with eight ring gas hob and extractor hood over, plumbing and space for dishwasher and washing machine, room for a tall standing fridge/freezer, linoleum flooring, wall mounted gas central heating boiler, uPVC double glazed window to the rear elevation with views towards the open countryside.

### Living Room

14'2" x 19'9" (4.32m x 6.02m)

A large light and airy room with radiator, ceiling light, power points, television aerial, electric fire and three uPVC double glazed windows, two to the side elevation and one to the front elevation.



### Bedroom One

12'0" x 11'5" (3.66m x 3.48m)

Built in storage cupboard with shelving, radiator, power points, ceiling light and two uPVC double glazed window to the rear elevation.

### Bedroom Two

13'10" x 9'8" (4.22m x 2.95m)

Radiator, power points, telephone point, ceiling light and uPVC double glazed window to the front elevation.

### Bathroom

7'3" x 5'2" (2.21 x 1.59)

Three piece suite comprising paneled bath with shower over, low flush WC, pedestal wash hand basin with mixer taps over, tiled to shower area, linoleum flooring and double glazed window to the side elevation.

### NOTES

Parking permit can be purchased from Denbighshire County Council, rate as of February 2024 £120.00 per year - can be used for the car park opposite and also some other selected Denbighshire car parks

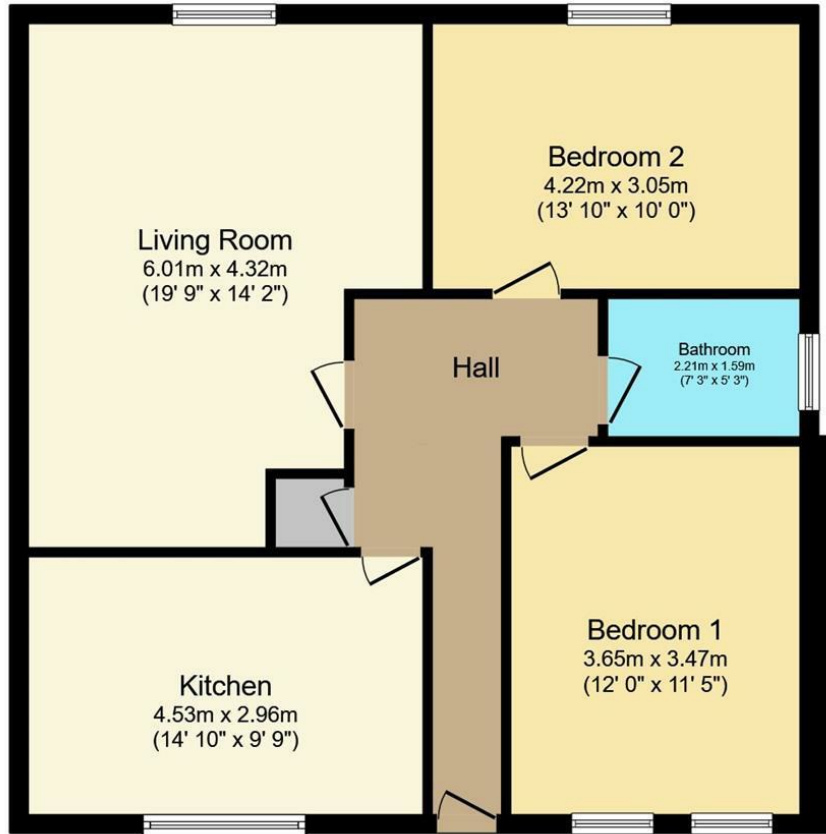
The Lease on the flat was created on the 1st November 1981 for a 999 year term and is classed as paying one peppercorn on the first day of January every year.

### Directions

Proceed from Ruthin office right and proceed along Well Street. At the junction proceed across and the property can be seen on the right hand side.







**Floor Plan**

Total floor area 80.3 m<sup>2</sup> (864 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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