

**98b Mwrog Street, Ruthin,  
Denbighshire, LL15 1LF**

**£110,000**

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**EPC - D61**

**Council Tax Band - B**

**Tenure - Freehold**



# Mwrog Street, Ruthin

## 2 Bedrooms - House - Terraced

An ideal opportunity to acquire a mid-terrace property in the heart of Ruthin featuring double-glazed windows, gas central heating, living room, kitchen, two bedrooms, bathroom and small area to the rear. Conveniently located near local amenities with nearby parking options. EPC Rating - 58 Council Tax Band - B , Tenure - Freehold.



### Accommodation

The accommodation provides uPVC double glazed door to:

### Living Room

15'1" x 10'10" (4.62 x 3.31)

Oak staircase leads to the first floor, double glazed window to the front elevation, exposed brick fireplace, single panel radiator.

### Kitchen

10'9" x 8'1" (3.3 x 2.48)

Base and wall mounted cupboards and drawers, complimentary working surfaces, stainless steel sink unit with mixer tap, integrated electric hob and oven, void for fridge, single panel radiator, single glazed window to the living room, double glazed window to the rear elevation, gas central heating boiler, tiled splash backs, uPVC door leads to the rear elevation.

Stairs from Hall to Landing

### Bedroom 1

12'7" x 6'3" (3.85 x 1.91)

Built in robe, single panel radiator, uPVC double glazed window to the rear elevation,

### Bedroom 2

10'5" x 5'7" (3.18 x 1.72)

Double panel radiator, uPVC double glazed window,

### Bathroom

7'5" x 4'10" (2.27 x 1.49)

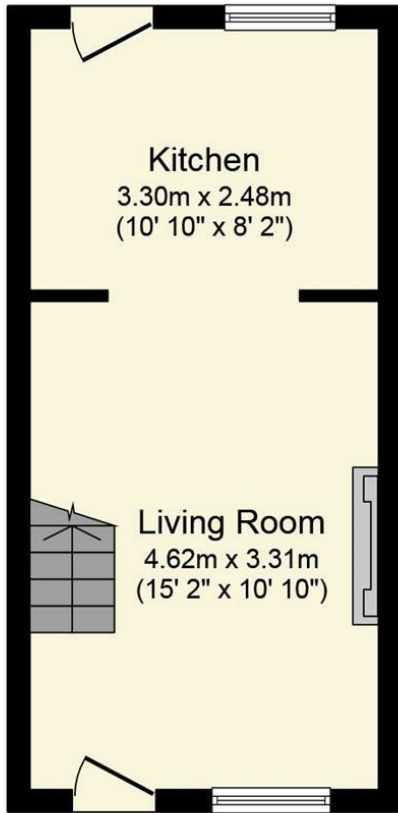
Pedestal wash hand basin, low level WC, panel bath having electric shower above, single panel radiator, single glazed window to the rear elevation

### Outside

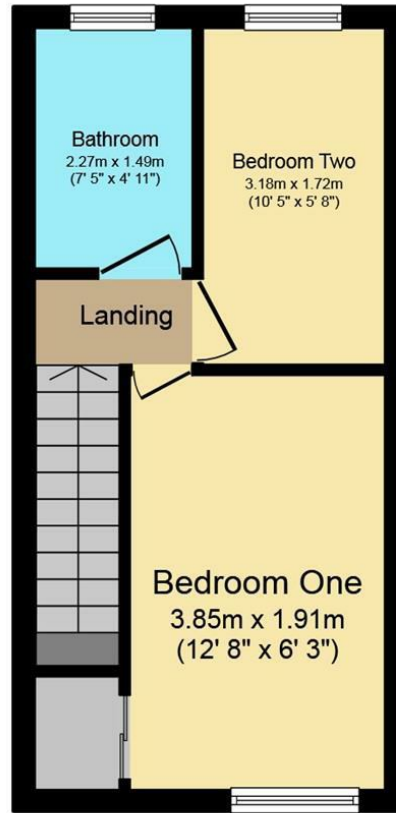
Rear yard area., further area suitable for vegetable garden.







**Ground Floor**



**First Floor**

Total floor area 47.6 m<sup>2</sup> (512 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>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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