



## 1 Llys Y Castell, Ruthin, Denbighshire, LL15 1AR

### £220,000

 2  2  2  C

**EPC - C74    Council Tax Band -    Tenure - Freehold**

# Llys Y Castell, Ruthin

## 2 Bedrooms - House - Semi-Detached

NO ONWARD CHAIN & VIEWING HIGHLY RECOMMENDED - Presenting an exceptional opportunity with no onward chain and an absolute must-see - this generously proportioned two-bedroom property situated in the highly desirable market town of Ruthin. Ideally positioned within walking distance to the town centre, this residence offers convenient access to a range of amenities. The accommodation briefly comprises of kitchen/diner, living room, sitting room, two double bedrooms and shower room. EPC Rating - C74, Council Tax Band - C. Tenure - Freehold.



### Accommodation

Comprising of uPVC double glazed obscure sliding doors leading to the sitting room:

### Sitting Room

8'10" x 10'10" (2.714 x 3.319)

Three uPVC double glazed obscure windows to the front and side elevation as well as a uPVC double glazed roof, door leading through to:

### Kitchen/Diner

14'0" x 10'7" (4.291 x 3.238)

Lino flooring continues through from the sitting room. The kitchen comprises of laminate worktops with matching wall and base units, LED under counter down lights, stainless steel drainer sink, integrated electric hob, integrated oven with extractor hood above and integrated fridge freezer, provisions for washing machine, Wall mounted radiator and a uPVC double glazed window to the front elevation.



### Living Room

Engineered oak flooring with a log burner sat on a slate hearth, two uPVC double glazed windows to the front elevation, door leading to under-stair W.C. and staircase leading to first floor.

### Bedroom One

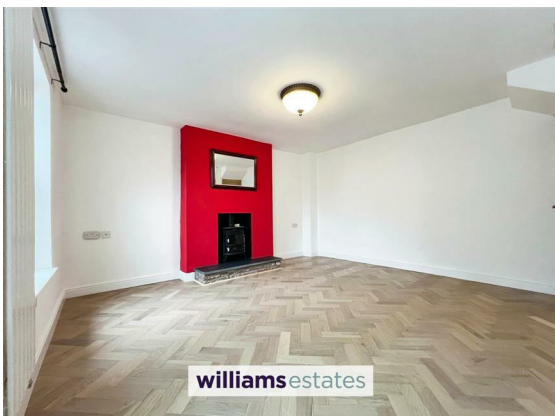
14'5" x 10'8" (4.406 x 3.253)

Bright and spacious room with a uPVC double glazed window to the front as well as a double glazed velux window, wall mounted radiator and a loft access hatch.

### Bedroom Two

11'10" x 8'2" (3.632 x 2.513)

Two uPVC double glazed windows to the front elevation which overlooks the Castle Gate and surrounding fields, wall mounted radiator and spacious airing cupboard which houses the gas boiler.



### Shower Room

7'5" x 5'5" (2.271 x 1.670)

Tiled from floor to ceiling, low level W.C., wash basin within base unit with mixer tap, walk in shower enclosure, chrome towel rail and a uPVC double glazed velux window.

### Under stair W.C.

6'4" x 2'3" (1.934 x 0.701)

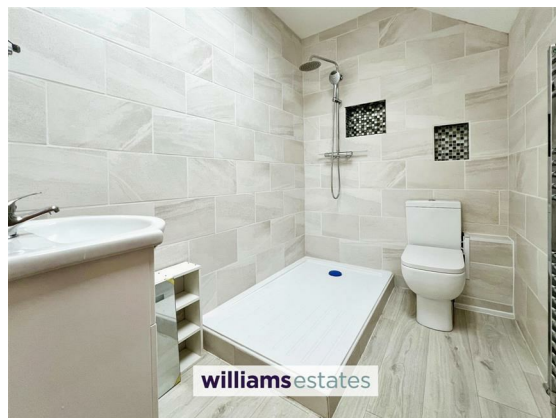
Engineered Oak flooring continues through from living room, tiled from floor to ceiling, low level W.C. and a wall hung wash basin.

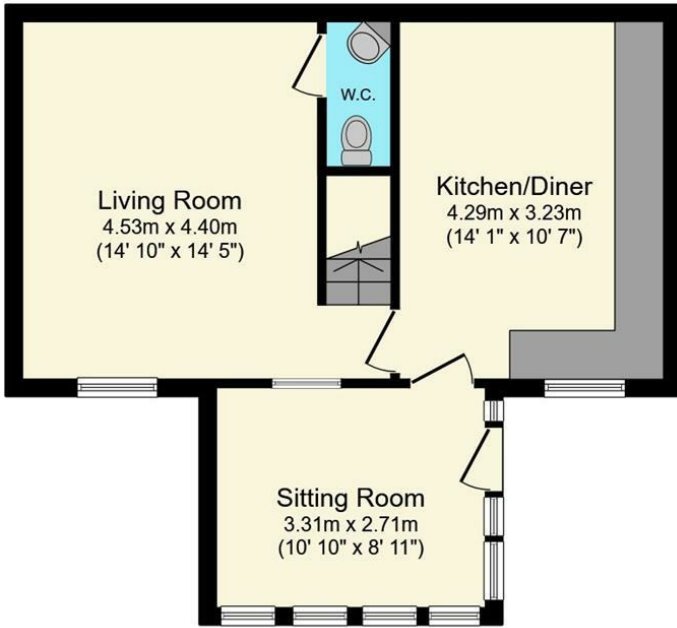
### Outside

Private residential car park with path way leading down to the property which is bound by fencing. Front garden has a slabbed walk way leading to the front door as well as down the left hand side of the property which provides an area to store bins.

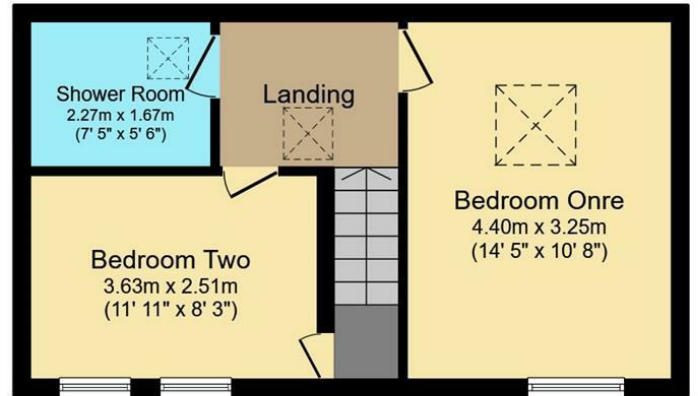
### Directions

Within walking distance From the Williams Estates Branch - continue to the bottom of Well Street, you will find an end of Terrace block of flats - Between 50d and a stone wall, you will find a path leading down to Llys Y Castell, the property will be found on your left. You can also access the property via its private residential car park which is located on Llanfair road, (the turning just after the white bear garage.)





**Ground Floor**  
Floor area 44.0 m<sup>2</sup> (473 sq.ft.)



**First Floor**  
Floor area 34.7 m<sup>2</sup> (373 sq.ft.)

**TOTAL: 78.6 m<sup>2</sup> (847 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</b>	
(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	

Call us on  
**01824 704050**

**Ruthin@williamsestates.com**

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.