

## Flat 2A, Granary Court Clwyd Street, Ruthin, LL15 1HW

**£595**

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**EPC - E40 Council Tax Band - A Tenure -**

# Clwyd Street, Ruthin

## 2 Bedrooms - Flat

A Two bedroomed cottage available to rent off Clwyd Street, tucked away in a court yard this spacious property benefits from an open plan living area, two bedrooms one of which is a double the other a large single, bathroom with shower over bath and electric heating throughout. to be considered for this property you will need an annual income of above £17,850.



### Accommodation

Timber glazed door leads into

### Living Room

13'3" x 11'3" (4.045 x 3.432)

With single glazed window to the front elevation and power points, Arch opens to

### Kitchen

12'8" x 10'2" (3.878 x 3.117)

Offering a full range of wall, drawer and base units, with work tops over, stainless steel sink and drainer, tiled splashbacks, integrated electric oven and electric hob, extractor hood, power points, tiled flooring, mounted electric heater, breakfast bar and door leading into

### Inner Hall

With two doors, one opening into the utility area with plumbing for a washing machine and power point. The other houses the the hot water cylinder and storage.

### Bathroom

Three piece suite comprising of a low flush W.C, pedestal wash basin, panelled bath with overhead shower,

From the kitchen area, steps up lead to

### Hallway

With laminate flooring, electric mounted heater, small cupboard incorporating the water meter, timber glazed door to the courtyard and doors off.

### Bedroom 1

12'9" x 11'7" (3.896 x 3.549)

With mounted electric heater, power points, inset lighting and double glazed window to the front elevation.

### Bedroom 2


11'8" maximum 7'4" minimum x 11'7" maximum 4'8" mi (3.567 maximum 2.237 minimum x 3.548 maximum 1.439 )

With mounted electric wall heater, power points and inset lighting.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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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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.