



**Ty Carrog 71 Clwyd Street, Ruthin, LL15  
1HN**

**£275,000**

 4  1  2  D

**EPC - D63    Council Tax Band - C    Tenure - Freehold**



# 71 Clwyd Street, Ruthin

## 4 Bedrooms - House - Semi-Detached

An opportunity to purchase a beautiful 18th century stone cottage located in the heart of the medieval town of Ruthin, within walking distance to all local amenities. This property boasts a range of features including a kitchen/diner, utility and store room, living room, well-proportioned landing, four generously sized bedrooms, family bathroom and low maintenance front garden and rear yard.

EPC - D63, Council Tax Band - C, Tenure - Freehold.



### Accommodation

Hardwood door leading into entrance hall

### Reception Hall

Providing tiled flooring with stairs off to first floor and doors off to living room and kitchen.

### Living Room

17'11" x 16'0" (5.47 x 4.89)

Original feature stone open fireplace takes centre stage, two windows to the front and side elevation, exposed original beams, ample wall sockets and two double radiators.

### Kitchen/Diner

21'2" x 11'3" (6.46 x 3.43)

Brazilian slate tiled flooring, complimentary worktops with matching wall and base units, stainless steel sink with mixer tap over, tiled splash back, integrated dishwasher, fridge/freezer, five ring gas hob with extractor hood above, integrated oven, ample wall sockets, two windows to front and rear, room for a large dining table, feature fireplace with tiled hearth and log burning stove, recessed storage cupboard/pantry, door leading to rear and opening into utility room, also providing a double radiator and original exposed beams.



### Utility Room

12'7" x 8'11" (3.84 x 2.74)

Provisions for washing machine and tumble dryer, wall sockets, two windows to the rear and an opening into a further room which provides a gas boiler and a window to the front elevation - This room measures 2.383 x 2.218.

### Landing

Large landing with large built in storage cupboards, bay window to the front elevation, doors off to all rooms and a double radiator.



### Bedroom One

15'11" x 11'8" (4.87 x 3.57)

Carpeted flooring, bright and spacious with a window to the side elevation allowing plenty of natural light and a radiator.

### Bedroom Two

13'0" x 10'2" (3.97 x 3.12)

Double bedroom with a window to the rear elevation and a double radiator.

### Bedroom Three

12'7" x 8'10" (3.85 x 2.71)

Double bedroom with a timber window to the rear elevation, steps leading down to a dressing room which also has a window facing the rear, loft access hatch and a double radiator.

### Bedroom Four

11'10" x 6'0" (3.63 x 1.83)

Single bedroom/office, providing a window to the front elevation and a single radiator.

### Bathroom

7'8" x 6'9" (2.34 x 2.06)

Providing a low flush W.C., corner bath tub with shower overhead, pedestal wash basin, obscure bay window, tiled from floor to ceiling and fully around bath and a radiator.

### Outside

Access to the property through an iron gate, providing a small garden area to the front elevation and a small rear yard providing low maintenance.

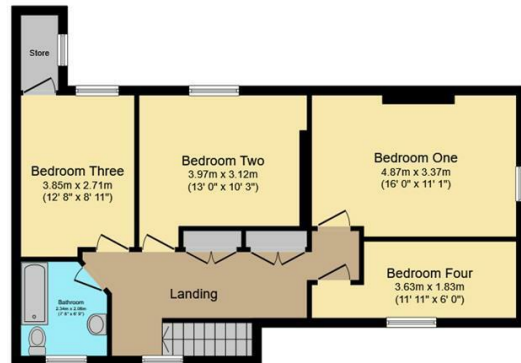
Parking available near by with permits.







**Ground Floor**  
Floor area 71.2 m<sup>2</sup> (766 sq.ft.)



**First Floor**  
Floor area 69.1 m<sup>2</sup> (744 sq.ft.)

**TOTAL: 140.3 m<sup>2</sup> (1,510 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

**williams**  
estates

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	



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.

**williams**estates

Call us on  
01824 704050  
Ruthin@williamsestates.com