

## Apartment 1 16 Stryd Y Wennol, Ruthin, Denbighshire, LL15 1QL

**£119,000**

2 2 1 C

**EPC - C80 Council Tax Band - B Tenure - Leasehold**



# 16 Stryd Y Wennol, Ruthin

## 2 Bedrooms - Flat

Williams Estates are delighted to offer For Sale a two bedroom second floor apartment, located only a short walk from Ruthin Town centre and all local amenities. The accommodation briefly comprises Entrance Hallway, Living Room, Dining Area, Modern Kitchen, Master Bedroom with En-suite, Bedroom Two and Family Bathroom. Further benefits include gas central heating, double glazing throughout, allocated parking, communal garden and individual storage container. EPC Rating - C80, Tenure - Leasehold, Council Tax Band - B



### Accommodation

Door leads into the:

### Entrance Hall

Having a panelled radiator, loft access hatch, smoke detector, inbuilt cupboard offering storage and telecom.

### Lounge

14'0" x 12'4" (4.27 x 3.76)

Having radiators, powerpoints, TV aerial point and double glazed window to the side elevation.

### Kitchen/Diner

17'2" x 6'8" (5.23 x 2.03)

Having a full range of modern wall drawer and base units with work tops over, stainless steel one and a half sink and drainer with mixer tap, integrated oven with four ring gas hob over and extractor hood above. Tiled splash backs, integrated fridge and freezer, integrated dish washer, integrated washing machine, combination boiler, radiator, tiled flooring and double glazed window to the side elevation.



### Bedroom 1

10'7" x 8'8" (3.23 x 2.64)

Having a double panelled radiator, two separate inbuilt wardrobes, powerpoints, TV aerial point and a double glazed window to the front elevation.

### En Suite

Comprises of a three piece suite being low flush WC, pedestal wash hand basin and a large walk in shower with tiled splash backs, tiled flooring, double panelled radiator, shaver socket and obscured double glazed windows to the side elevation.



### Bedroom 2

10'2" x 8'11" (3.10 x 2.72)

Having powerpoints, double panelled radiator, inbuilt airing cupboard housing the hot water cylinder, a further inbuilt wardrobe offering hanging and shelving space and a double glazed window to the side elevation.

## Bathroom

Comprises of a 3 piece suite low flush WC, pedestal wash hand basin and panelled bath. Having half tiled walls, radiator, tiled flooring and shaver socket.

## Garden

There is a small communal garden surrounding the property, bin storage area and a separate area with a secure metal storage container.

## Directions

From our Ruthin office proceed down Well Street and at the junction bear left onto Station Road, at the roundabout take the third exit and continue along this road to the roundabout and take the first exit onto Glasdir. The property can be seen immediately on the right by way of our for sale board.

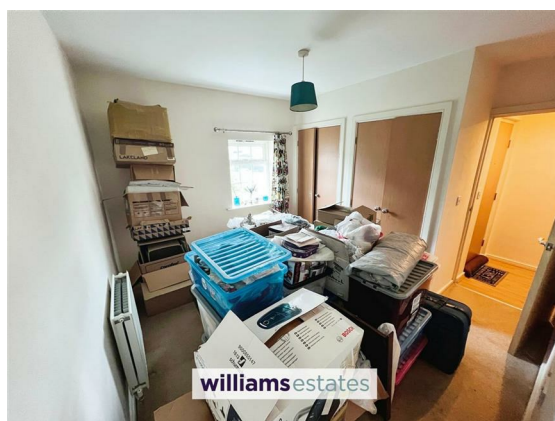
## Maintenance Charges

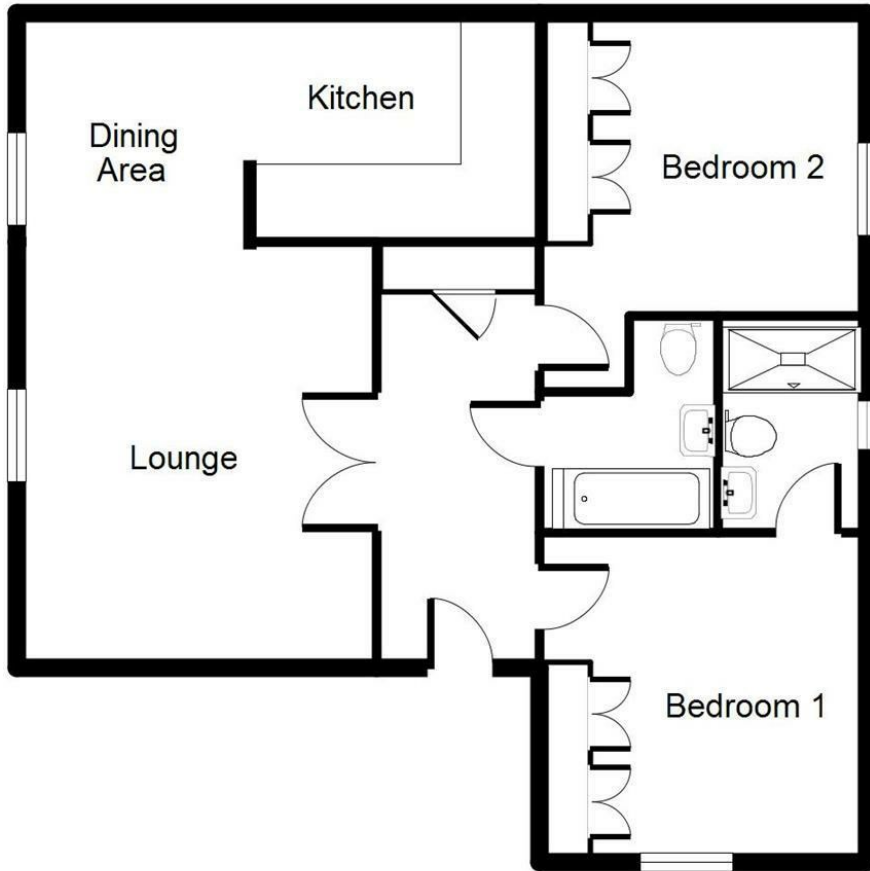
Monthly maintenance is £157.00 per month and includes the following:

Grounds maintenance, Communal area cleaning, Window cleaning, Electricity, Repairs and maintenance, Cyclical maintenance fund, Sinking fund (Covers costs such as repairs/replacement of roof, car park tarmac, windows etc...), Accountancy and legal fees, Bank charges, Health and safety, Out of hours emergency cover, Insurance and Management fees


## Lease

The lease is 118 years commencing 1st January 2008.





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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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01824 704050

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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.