



**11 Market Street, Ruthin, Denbighshire,
LL15 1AU**

£325,000

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EPC - E45 Council Tax Band - Tenure - Freehold

Market Street, Ruthin

3 Bedrooms - House - Semi-Detached

NO CHAIN - A rare opportunity to purchase a beautiful Victorian townhouse, conveniently located in Ruthin town centre.

The property is extremely well presented with many original features and the benefit of off road parking, together with gardens to the front and rear. Briefly comprises of an entrance porch, reception hall, sitting room, kitchen with living area and wood burning stove, utility room, three bedrooms, one with a dressing area and a family bathroom. EPC rating - TBC, Council Tax Band - E, Tenure - Freehold



Accommodation

uPVC glazed door into entrance porch.

Entrance Porch

A wooden glazed door leads into:

Reception Hall

10'5" x 3'5" (3.178 x 1.056)

Doors lead off to the living room, kitchen and stairs off to first floor, covered radiator.

Sitting Room

14'10" x 12'4" (4.539 x 3.780)

A bright and airy room providing an expansive double glazed window to the front elevation pouring in plenty of natural light, coved ceiling, original open fireplace, radiator, ample wall sockets and tv point.

Kitchen/Living Area

21'5" x 14'6" (6.537 x 4.425)

Well fitted having a range of matching wall and base units, complimentary oak working surfaces, ceramic drainer sink with mixer tap over, tiled splash back, ample wall sockets, Bosch electric oven with four ring gas hob and stainless steel extractor fan over, integrated dishwasher, uPVC double glazed window to the side and rear elevations, access to the utility room. The living/dining area has a recessed fireplace with log burning stove sat on a slate hearth, radiator.

Utility Room

8'3" x 5'4" (2.525 x 1.651)

Fitted with matching wall and base units, oak working surfaces, slate flooring, provisions for a automatic washing machine, void for a tall standing fridge and freezer, ample wall socket, uPVC double glazed sky light and a uPVC glazed door leading to the rear garden.



Bedroom One

16'6" x 14'9" (excluding wardrobes)14'6"including (5.03m x 4.50m (excluding wardrobes)4.42mincluding)

Large bedroom with two feature uPVC double glazed windows to the front elevation providing plenty of natural light, large freestanding wardrobes, coved ceilings and ample wall sockets.

Bedroom Two

12'8" x 9'4" (3.862 x 2.863)

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

Staircase leads from first floor to Dressing Room

10'4" x 9'3" (3.15 x 2.83)

Providing access to a bright spacious dressing room, with a window to the rear elevation and a double panel radiator.

Bedroom Three

13'11" x 12'2" (4.255 x 3.709)

Double bedroom comprising of carpeted flooring, a feature window to the front elevation and a double panel radiator.

Bathroom

7'11" x 6'10" (2.438 x 2.085)

Providing tiled flooring, low level W.C. pedestal wash hand basin, bath with shower overhead and a glass panel, a column radiator with chrome towel rail, uPVC double glazed window with frosted glass.

Outside


To the front there is a drive providing parking, an enclosed lawned garden having a variety of trees and shrubs. The rear garden is paved providing a secluded sitting area, raised beds stocked with a variety of shrubs bounded by timber sleepers, there is a brick wall and timber screening to the side boundary. Access to the rear of the property is via a passageway running alongside the house (this area is ideal for garden storage, bin area, shed etc)

Directions

From our Ruthin office proceed down Well Street and turn left at the junction onto Station Road. Continue to the roundabout and take the first exit and the property can be found on the right hand side by way of our For Sale board.



Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales <small>EU Directive 2002/91/EC</small>  | | |

Call us on
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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.