



**Clwyd House, 22 Clwyd Street, Ruthin,
LL15 1HW**

£210,000

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EPC - E50

Council Tax Band - C

Tenure - Freehold

Clwyd Street, Ruthin

3 Bedrooms - House

In need of some updating and marketed with the benefit of NO ONWARD CHAIN a rare opportunity to purchase a Grade II listed property brimming with charm, character and original features in the centre of Ruthin Town.

Comprising large reception hall, two spacious reception rooms, kitchen, study, three double bedrooms, master with WC off, bathroom.

This property would benefit from some modernisation and needs to be viewed to be fully appreciated

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Accommodation

Original timber glazed door, stone feature walls with picture window and stone surround, uPVC double glazed window to the front elevation

Reception Hall

A good sized area with exposed timber beams, single radiator, single glazed window looks through to the study, doorway through to

Living Room

16'2" x 15'7" (4.937 x 4.753)

Recessed fireplace with brick hearth and electric fire, exposed stone feature walls with exposed timber beams, double radiator, expansive uPVC double glazed window to the rear elevation overlooking the yard area, door leading to study and steps down lead to sitting room, stairs off to first floor



Sitting Room

Feature stone wall with recessed fireplace, single radiator, exposed timber beams, uPVC double glazed window to the side elevation overlooking the rear yard, a walkway housing the boiler with a uPVC double glazed door to the rear yard leads to the kitchen

Study

10'5" x 5'11" (3.181 x 1.817)

Radiator, consumer unit, uPVC double glazed windows to the front and side elevations

Kitchen

15'2" x 7'2" (4.627 x 2.203)

Fitted with a range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, tiled splash backs, integrated electric hob and oven, plumbing and void for washing machine, space for fridge freezer, uPVC double glazed window to the rear elevation with deep cill, uPVC double glazed window overlooking the yard, vinyl flooring



First Floor Landing

A bi-fold door and steps up lead to bathroom and separate WC

Bathroom

11'3" x 3'11" (3.436 x 1.209)

Vanity wash hand basin, panel bath with electric shower over, fully tiled, storage cupboard housing water tank, further storage cupboard into eaves, roof light

Separate W.C.

W.C, wall hung wash hand basin

Bedroom One

12'11" x 10'0" (3.952 x 3.058)

Exposed timber beams, uPVC double glazed window to the rear elevation, single radiator, door into en-suite W.C.



En-Suite W.C.

W.C., wall hung wash hand basin, uPVC obscure double glazed window to the rear elevation

Bedroom Two

14'11" x 8'4" (4.548 x 2.549)

Range of fitted wardrobes, dressing table and window bench, single radiator, uPVC double glazed window to the rear elevation



Bedroom Three

16'8" x 9'10" (5.094 x 3.001)

Exposed timber beams, single radiator, wall mounted electric heater, fitted desk area, under eaves storage, expansive uPVC double glazed window to the front elevation, sliding door opens into walk in wardrobe

Outside

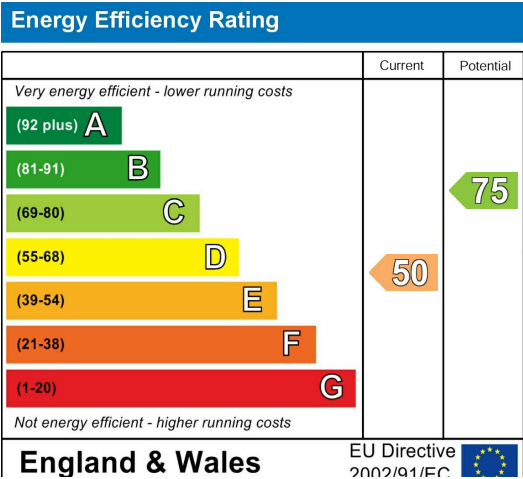
Bounded by a stone wall, the rear yard provides the property with a private area which is mostly slabbed, timber storage shed

Directions

From our Ruthin office turn left and continue up Well Street to St Peters Square and down onto Clwyd Street, continue to the give way and the property can be found on the right hand side



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.



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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.