

**Apartment 3, 15 Stryd Y Wennol,  
Ruthin, Denbighshire, LL15 1QL**

**£110,000**

 2  2  1  B

**EPC - B81    Council Tax Band - B    Tenure - Leasehold**



# Stryd Y Wennol, Ruthin

## 2 Bedrooms - Flat

Offered For Sale is this beautifully presented two bedroom, second floor apartment, located only a short walk from Ruthin Town centre and all local amenities. The accommodation comprises Entrance Hallway, Living/Dining Area, Modern Kitchen, Master Bedroom with En-suite, Bedroom Two and Family Bathroom. Further benefits include gas central heating, allocated parking and individual storage container. EPC Rating B-81. Tenure - Leasehold. Council Tax Band - B



### Accommodation

Entering the property through a composite communal door with stairs rising to the second floor;

### Entrance Hallway

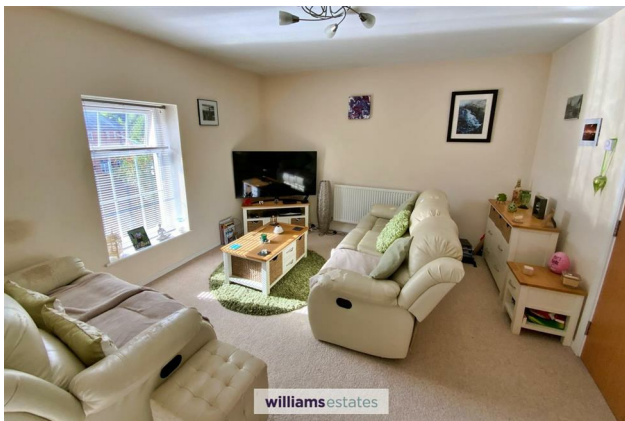
12'8" x 4'1" (3.86 x 1.24 (3.8652 x 1.2426))

With lighting, power points, panelled radiator, loft access hatch, walk in storage cupboard and doors leading off to all rooms;

### Living/Dining Room

21'3" x 12'3" (6.48 x 3.73 (6.4832 x 3.7364))

A spacious open-plan area comprising lighting, power points, panelled radiators and uPVC double glazed windows overlooking the side elevation.



### Kitchen/Diner

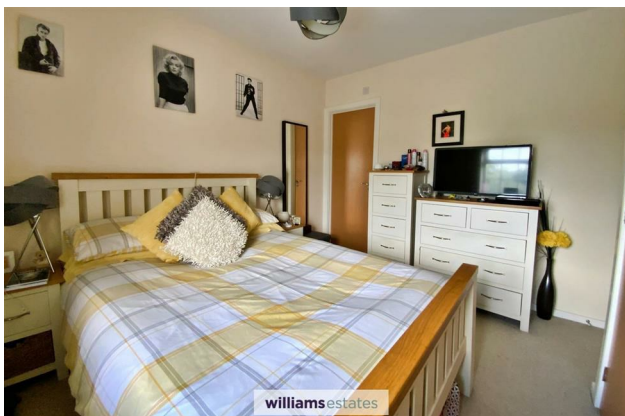
9'11" x 7'2" (3.02 x 2.18 (3.0319 x 2.1811))

A full range of modern wall, drawer and base units with complimentary work tops over, single bowl and a half sink and drainer, integrated oven with four ring gas hob and extractor hood above. Tiled splash backs, integrated fridge/freezer, integrated Beko washing machine, wall mounted thermostat switch, combination boiler and tiled flooring following from the dining area.

### Bedroom One

10'7" x 11'4" (3.23 x 3.45 (3.2175 x 3.4486))

Having lighting, power points, panelled radiator, fixed wardrobes, uPVC double glazed window overlooking the front elevation and door leading into;



### En-suite

7'3" x 4'7" (2.21 x 1.40 (2.2178 x 1.4080))

A white three piece suite with pedestal wash basin, a walk in shower cubicle and W.C., tiling to shower area, panelled radiator and obscured uPVC double glazed window overlooking the side elevation.

## Bedroom Two

10'5" x 9'1" (3.18 x 2.77 (3.1631 x 2.7595))

Spacious bedroom providing lighting, power points, panelled radiator, fixed wardrobes offering hanging and shelving space and a uPVC double glazed window overlooking the side elevation.

## Bathroom

7'4" x 3'4" (2.24 x 1.02 (2.2424 x 1.0094))

Three piece suite comprising pedestal wash basin, panelled bath and W.C., chrome ladder style towel rail, tiled flooring and electrical shaver socket.

## Exterior

There is a small communal garden surrounding the property, allocated parking to the rear and bin storage area, individual to each property.

## Charges and Fees

Leasehold fee £55 per month and runs for 125 years from 1st January 2008

Service charge £156.68 per month\*

\*The service charge includes the following:-

Grounds maintenance of the block of flats.

The estate communal grounds and play areas.

Cleaning of the communal areas of the flat.

The flat external window cleaning

The electricity for the flat's communal lights repairs and maintenance to the external structure of the flat and communal areas of the flats.

Reserve fund.

Bank charges.

Fire alarm and other health and safety in the communal area.

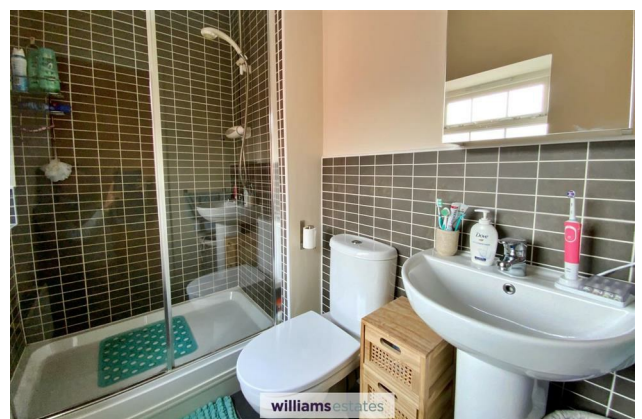
Building insurance of the flat.

Emergency out of hours provision

Management fees for organising the above services.

## 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 left hand side by way of our "For Sale" board.





**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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>	81	81
(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>		
Not energy efficient - higher running costs		
<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.

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