



42 Mwrog Street, Ruthin, LL15 1LF

£135,000

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EPC - D60

Council Tax Band - B

Tenure - Freehold

Mwrog Street, Ruthin

2 Bedrooms - House - Terraced

Offered For Sale with NO ONWARD CHAIN is this charming and well presented extended two bedroom terrace property. Comprising living room with feature stone built fire place, modern fitted kitchen and bathroom to the ground floor and two bedrooms to the first floor. The property also has the added benefit of a utility room accessed via the rear and a well presented garden area. Viewing is highly recommended.

EPC Rating - D60, Council Tax Band - B, Tenure - Freehold

****The property can be sold to include contents if required****



Accommodation

A uPVC double glazed front door opens into

Living Room

12'11" x 10'2" into alcove (3.959 x 3.121 into alcove)

Stone feature fireplace, built in storage cupboard, radiator, uPVC double glazed window to the front elevation, door leading to:

Kitchen

12'7" x 10'5" max (3.854 x 3.189 max)

Fitted with a range of modern base and wall units with complimentary worktops over, tiled splash back, stainless steel basin with mixer tap, tiled floor, void for slimline freestanding oven and under counter fridge, space for small table and chairs, uPVC double glazed window to the rear elevation with a uPVC double glazed door leading to the outside, stairs rise off to the first floor and door leads to:

Bathroom

9'6" x 4'8" (2.917 x 1.442)

A modern white suite comprising bath with screen and mixer shower, wash basin in vanity unit, W.C, tiling to shower area and half height to basin wall, uPVC double glazed obscure window to the side elevation, radiator.

Landing

Small area at the top of the stairs with loft access, glass panel to allow light from bedroom two and doors leading to both bedrooms.

Bedroom One

13'0" x 10'3" (3.987 x 3.142)

Radiator, uPVC double glazed window to the front elevation.

Bedroom Two

8'11" x 7'1" minimum (2.738 x 2.171 minimum)
Radiator, boxed out stair bulkhead, uPVC double glazed window to the rear elevation overlooking the garden.



Utility

With timber door and uPVC double glazed window, provision and space for washing machine, tumble dryer and fridge freezer, wall unit and shelves.

Outside

A paved path from the back door continues to steps leading up to the garden area which is laid with chipping and artificial turf with a planted border, bounded by timber fencing and a gate gives access to the shared alleyway to the terrace.

Directions

From the Ruthin office continue up Well Street and down Clwyd Street, at the junction keep left onto Mwrog Street and the property can be found a short distance up on the right hand side.





Ground Floor

Floor area 38.7 m²
(416 sq.ft.)

First Floor

Floor area 30.3 m²
(326 sq.ft.)

TOTAL: 68.9 m² (742 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01824 704050

Ruthin@williamsestates.com

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.

