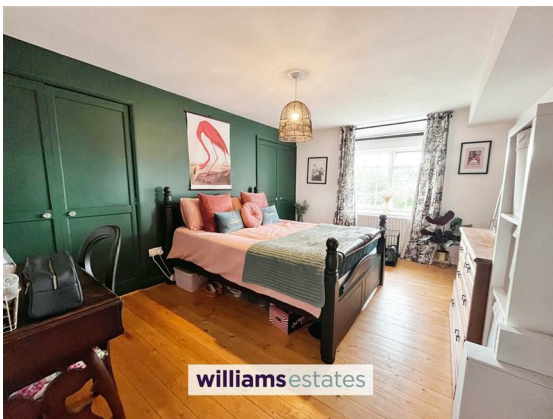


Wern Fechan, Ruthin

2 Bedrooms - House - Detached

Tucked away off Wern Fechan this beautifully presented hidden gem, three storey Town House is a must view!!

The property comprises entrance hall with wooden turned staircase leading to the first floor with large living room, kitchen and cloakroom with two double bedrooms and family bathroom to the second floor. To the outside is a private garden with storage shed and balcony. Added benefits are uPVC double glazing throughout and Gas Central Heating. EPC Rating - 65D Council Tax Band - C, Tenure - Freehold



Accommodation

uPVC double glazed front door opens into

Entrance Porch

Exposed floorboards, cupboard housing the central heating boiler, uPVC double glazed window to the front elevation, turned open wooden stairs rise off to the first floor

First Floor Landing

Exposed floorboards, storage cupboard, radiator, doors lead off to the kitchen, living room and cloakroom

Cloakroom

6'0" x 2'10" (1.833 x 0.881)

Basin in vanity unit, W.C., tiled to half height, vinyl flooring, uPVC double glazed window to the front elevation



Kitchen

10'11" x 8'9" (3.336 x 2.692)

Fitted with a range of base and wall units with work surfaces and one and half bowl stainless steel sink with drainer, space and provision for washing machine, under counter space for double oven, gas hob with extractor hood over, space for large fridge freezer, tiled splash backs, vinyl flooring, uPVC double glazed window to the rear elevation with quarry tiled cill

Living Room

16'1" in to alcove x 14'6" (4.904 in to alcove x 4.441)

Exposed floorboards, wood burning stove on a slate hearth with feature stone insert, radiator, uPVC double glazed window to the rear elevation with deep quarry tiled cill, large under stairs storage cupboard, glazed door leads to



Rear Hall

uPVC double glazed door opens onto the balcony and giving access to the garden via a wooden staircase and stairs rising off to

Second Floor Landing

Exposed floorboards, uPVC double glazed window to the side elevation with deep quarry tiled cill, loft access hatch, storage cupboard with slatted shelving, doors off to all second floor accommodation

Bedroom One

10'11" x 16'0" into window (3.347 x 4.894 into window)

Exposed floorboards, fitted wardrobes, radiator, uPVC double glazed window to the rear elevation with deep quarry tiled cill

Bedroom Two

8'11" x 10'10" (2.735 x 3.308)

Built in storage cupboard, radiator, uPVC double glazed window to the side elevation with deep quarry tiled cill

Bathroom

9'3" max x 5'10" max (2.831 max x 1.784 max)

Fitted with a white suite comprising bath with screen and electric shower and shower mixer tap and handset, pedestal wash basin, W.C., tiled to full height, radiator, heated towel rail, uPVC double glazed window to the front elevation

Outside

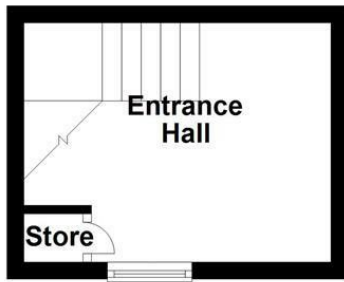
The property is approached via a pathway off Wern Fechan, leading to an iron gate into the rear private garden. This area is mainly slabbed with an area of artificial grass and bounded by timber fencing with a handy timber storage shed. Wooden stairs lead off to the balcony area with artificial grass and in turn leads to the side door and onto the first floor rear hall

Directions

From the Ruthin office proceed down Well Street and at the junction continue straight on to Rhos Street, at the junction turn left and the property can be found on the left hand side by way of our for sale board



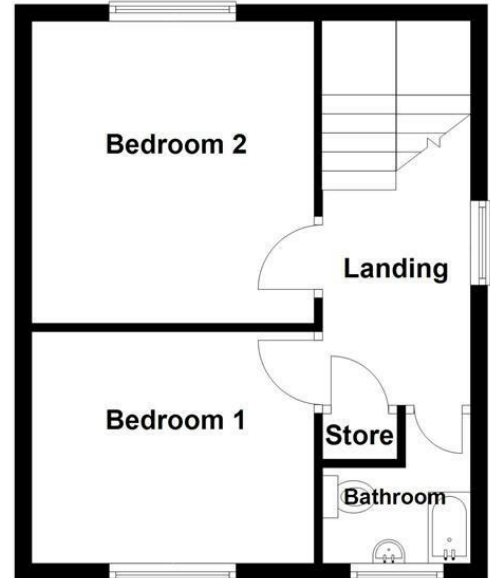
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.