



**Gwynfa Market Street, Ruthin, LL15 1BE**

**£400,000**

 4  1  2  D

**EPC - D62    Council Tax Band - D    Tenure - Freehold**



# Market Street, Ruthin

## 4 Bedrooms - House

A substantial and traditional family home in the centre of the Historic Market Town of Ruthin. The property boasts a large living area, modern fitted kitchen with space for a large dining table, utility room, a second living room currently used as play room and cloakroom to the ground floor, with four/five bedrooms, office space and a large family bathroom to the first floor. Benefitting from uPVC double glazing, gas central heating, a cellar, rear enclosed garden with street access, views towards the Clwydian Range and permit parking THIS PROPERTY IS AN ABSOLUTE MUST VIEW!

EPC Rating D62, Tenure - Freehold, Council Tax Band - D



### Accommodation

Solid timber front door opens into entrance porch with feature tiled floor, part glazed timber door opening into

### Entrance Hallway

Feature tiled floor continues to the most part of the hallway with exposed wooden flooring to the rest, stairs rise off to first floor, radiator and coat hanging space, access via timber door and steps to cellar, rooms lead off to

### Living Room

32'4" x 13'0" (9.865 x 3.963)

Exposed floorboards, gas fire set in a feature fireplace, radiator, bay window to the front elevation, bay area to the rear of the room with tiled floor to this section, obscure glazed window and window seat, uPVC double doors opening out onto the rear patio and garden



### Kitchen

19'1" x 14'0" (5.829 x 4.276)

A range of modern base units with tall larder units and marble work surfaces, centre island with units, wine rack and matching work surfaces extended for stool seating, inset stainless steel sink with pull out spray tap, built in double oven, four zone ceramic hob with extractor hood over, integrated dishwasher, space for fridge freezer, tiled splashbacks, radiator, uPVC double glazed sash windows to the side and rear elevations, wooden herringbone flooring, space for large dining table with a further uPVC double glazed sash window with obscure glass to the side, uPVC double double glazed double doors open out on the the read patio and garden, door opens into

### Utility Room

8'10" x 5'8" (2.697 x 1.730)

Void and provision for washing machine and tumble dryer with work surface over, belfast sink with mixer tap, space for large chest freezer, two obscure glazed windows to the side elevation

### Cloakroom

3'6" x 4'7" (1.091 x 1.399)

Washbasin in vanity unit, W.C., uPVC obscure double glazed window to the rear elevation



### Playroom

13'1" x 9'11" (4.008 x 3.032)

Feature fire with wooden surround, radiator, uPVC double glazed sash window to the front elevation

### Cellar

13'1" x 9'11" (4.008 x 3.032)

### Landing

Accessed via a turned staircase with feature obscure glazed sash window to the side elevation and doors leading off to all first floor accommodation. Radiator and further uPVC double glazed window

### Bedroom One

13'0" x 12'11" (3.984 x 3.962)

Feature fireplace, radiator, two uPVC double glazed sash windows to the front elevation

### Bedroom Two

13'2" x 12'10" (4.028 x 3.916)

Radiator, uPVC double glazed sash window to the rear elevation with views towards the Clwydian Range

### Bedroom Three

13'1" x 9'11" (3.996 x 3.047)

Radiator, uPVC double glazed sash window to the front elevation

### Bedroom Four

13'10" x 9'6" (4.219 x 2.914)

Radiator, uPVC double glazed sash windows to the rear and side elevations

### Bedroom Five

10'4" x 5'9" (3.153 x 1.774)

uPVC double glazed sash window to the side elevation, cupboard housing the boiler, loft access hatch

### Office

8'3" x 3'11" (2.531 x 1.204)

Radiator, uPVC double glazed sash window to the front elevation

### Bathroom

12'2" x 10'4" (3.710 x 3.169)

Large walk in shower enclosure with glass screen and mixer shower, freestanding roll top bath with mixer tap and shower head attachment, traditional style wash basin in vanity unit with storage beneath and work surface, W.C., radiator, uPVC double glazed sash window to the side elevation

### Outside

To the front of the property there is an enclosed gravel area with a feature tiled path leading to steps and the front door. The rear garden has a large slabbed area with steps leading to an area fitted with artificial grass, a brick built outhouse with timber door and window, a stone chipped area and slabbed path in turn lead to the side of the property and timber gate for access and is bounded by brick stone walling

### Directions

Walking from our Ruthin office turn right down Market Street and continue past the Town Hall and the property can be found on the right hand side







**Ground Floor**

Floor area 93.6 sq.m. (1,008 sq.ft.)

**First Floor**

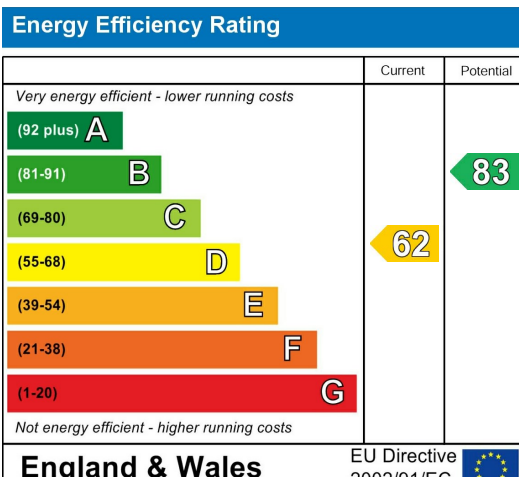
Floor area 90.6 sq.m. (975 sq.ft.)

**TOTAL: 184.2 sq.m. (1,983 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

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