



**Bron Afallen, 5 Market Street, Ruthin,
LL15 1AU**

£335,000

 4  2  2  E

EPC - E49 Council Tax Band - D Tenure - Freehold

Market Street, Ruthin

4 Bedrooms - House - Terraced

Conveniently situated close to the centre of Ruthin and in easy reach of all local amenities is this beautifully presented end terrace three storey family home.

The property offers living room, open plan kitchen dining/living with a large multi fuel burner, two double bedrooms, master with en-suite and family bathroom to the first floor and a further two double bedrooms to the second floor.

To the outside there is driveway parking and an enclosed rear garden, perfect for entertaining, with outbuildings.

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



Accommodation

Solid timber front door opens into

Entrance Porch

Feature tiled floor, obscured part glazed timber door with side panel opening into

Hall

Radiator, stairs off to first floor, door opens into

Living Room

14'11" x 10'7" (4.57 x 3.24)

A large spacious and bright room with multi fuel stove on a slate hearth, radiator and sash windows to the front elevation

Kitchen/Dining Room

22'6" max x 15'6" (6.88 max x 4.74)

An L shaped room with exposed floorboards and part slate tiled floor, the kitchen is well fitted with cupboards and butchers block working surfaces, four ring gas hob with extractor over, integrated oven, dishwasher, fridge and freezer, double Belfast sink with mixer tap and tiled splash back, uPVC double glazed double doors open out onto the rear garden, the dining area has a sash window to the rear elevation and multi fuel stove sat on a slate hearth, radiator, recessed shelving and stairs rising off to the first floor



Landing

Original feature arched sash window to the side elevation, radiator, access via stairs to second floor bedrooms, doors lead to

Bedroom One

14'11" x 13'7" (4.56 x 4.15)

Built in wardrobes, feature fireplace, two arched sash windows to the front elevation, radiator, door to:



En-suite

6'9" x 3'2" (2.07 x 0.97)

Recently fitted in 2023 with shower enclosure, sliding screen and feature wall tiles with recessed shelf and twin head mixer shower, wall mounted wash basin and tiling to half height, W.C. with concealed cistern, built in cupboard, heated towel rail

Bedroom Two

12'6" x 11'3" in to alcove (3.83 x 3.43 in to alcove)

Feature fireplace, built in wardrobe, sash window to the rear elevation, radiator



Bathroom

7'9" x 7'11" (2.380 x 2.424)

A step down from the landing takes you to the family bathroom with bath and mixer filler tap with mixer shower and twin heads over, double basins with mixer taps in vanity unit with large pull out storage beneath, W.C. with concealed cistern, heated towel rail, built in cupboard with slatted shelves housing the gas central heating boiler, obscure sash window to the rear elevation

Bedroom Three

12'10" x 10'1" (3.93 x 3.09)

Exposed beams, eaves storage cupboards, Keylite roof window with fitted blind, radiator, exposed floorboards, leads through to



Bedroom Four

13'0" max x 12'5" to eaves (3.97 max x 3.79 to eaves)

Exposed beams, original arched single glazed window to the front elevation with views towards the Clwydian range, exposed floorboards

Outside

Tarmacadam drive to the front providing parking for a minimum of two vehicles with established hedging to one side and a dwarf wall with planted border to the other. A double timber gate provides access to the rear paved patio areas with a raised gravelled border, bin store and a bespoke seating area, timber log store.

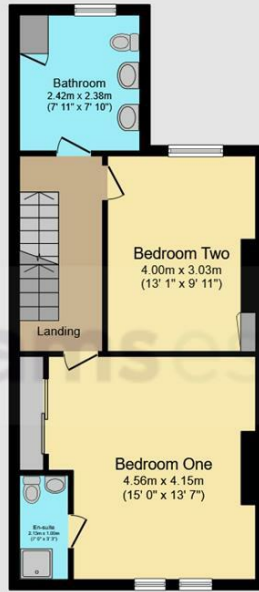
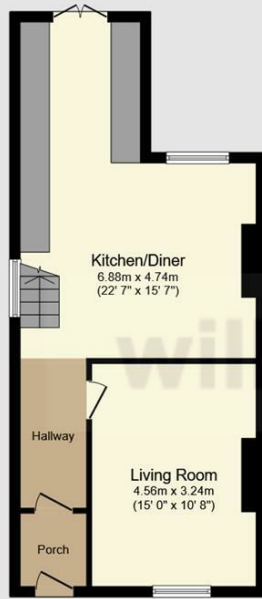
There are three storage sheds one is used as the utility area and has provision for a washing machine and tumble dryer



Directions

From the Ruthin office on foot, turn right onto Market Street and the property can be found short walk down past the Town Hall on the left hand side



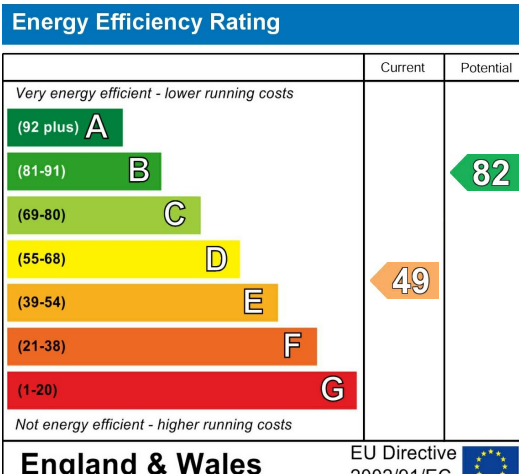


TOTAL: 131.5 m² (1,416 sq.ft.)

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

williams
estates

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.



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.

williamsestates