

## Apartment 4, 41 Stryd Y Wennol, Ruthin, LL15 1QN

**£110,000**

 2  1  1  B

**EPC - B82    Council Tax Band - B    Tenure - Leasehold**

# Stryd Y Wennol, Ruthin

## 2 Bedrooms - Flat

The property is located a short distance from Ruthin Town Centre having views towards the town centre and the Clwydian range. The apartment is on the first floor in a block on six apartments and has the benefit of allocated resident and visitor parking.

The property benefits from gas central heating and double glazing and the accommodation comprises hall, living/dining room, kitchen with built in appliances, two double bedrooms and bathroom.

The property is being sold with the benefit of NO CHAIN.  
EPC Rating - B82, Tenure - Freehold, Council Tax Band - B

The accommodation comprises:

### Hall

Radiator, intercom for access.

### Living/Dining Room

19'5" x 12'5" (5.93 x 3.79)

A light and airy room having a double glazed bay window to the front elevation, radiator, TV point, dining area.

### Kitchen

12'9" x 7'10" (3.90 x 2.40)

Well fitted having a range of base and wall mounted cupboards and drawers, complimentary working surfaces, stainless steel sink unit with mixer tap, four ring stainless steel gas hob and oven with extractor hood above, integrated fridge, freezer and washer dryer. Gas combination boiler serving the central heating and domestic hot water. Fitted store cupboard.

### Bedroom One

11'8" x 9'8" (3.58 x 2.97)

Double glazed window to the rear elevation having lovely views towards the Clwydian range and the town, radiator, TV point.

### Bedroom Two

8'7" x 8'7" (2.64 x 2.62)

Double glazed window to the front elevation, panel radiator.

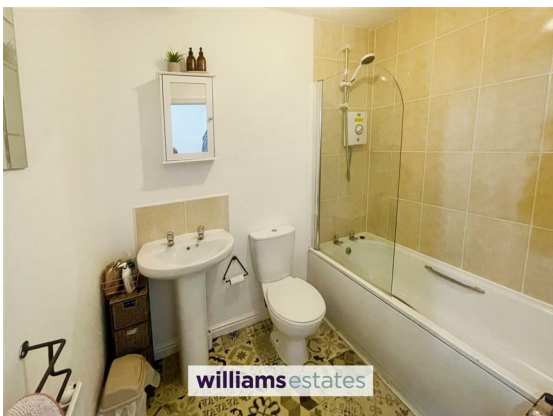
### Bathroom

7'1" x 5'8" (2.16 x 1.73)

Three piece suite comprising panel bath having electric shower above and side screen, pedestal wash hand basin, low level WC. radiator and extractor fan, part tiled walls.

### Outside

To the front of the property there is a designated parking area for the owners and separate visitor parking, there is additional parking to the rear also.





### Tenure - Leasehold

We understand the property is held on a 125 year lease commencing January 2008.

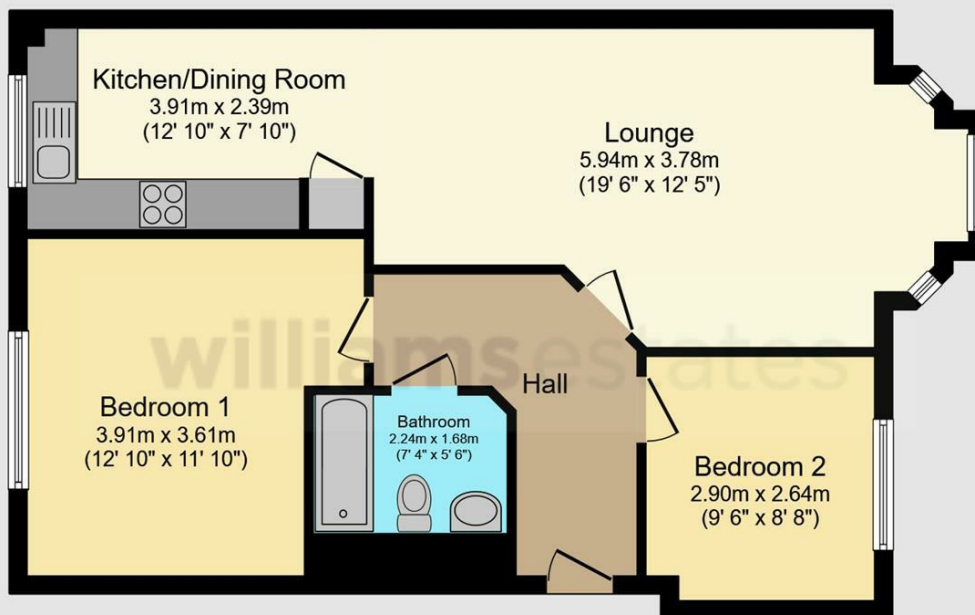
Ground Rent is payable annually at £384.66 - due January 2026

Monthly maintenance - £152.10 to include building insurance, window cleaning, maintenance of building and gardening of outside patches

### Directions

From the Agents Ruthin office proceed down Market Street and on reaching the roundabout take the second exit for the Craft Centre proceed along to the roundabout turning left into Glasdir. Continue for approximately 150 yards and turn left into the cul de sac whereupon the property will be found on the right located by our for sale board





### Floor Plan

Floor area 68.0 m<sup>2</sup> (732 sq.ft.)

TOTAL: 68.0 m<sup>2</sup> (732 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(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	

Call us on  
01824 704050

[Ruthin@williamsestates.com](mailto: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.

**williams**estates