



19 Stryd Y Wennol, Ruthin, LL15 1QL

£225,000

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EPC - C78 Council Tax Band - D Tenure - Leasehold

Stryd Y Wennol, Ruthin

3 Bedrooms - House - Semi-Detached

Conveniently situated on the Glasdir Estate and in easy reach of schools and all local amenities is this beautifully kept three storey town house with an enclosed rear garden, allocated parking and garage.

The property comprises entrance hall, living room, kitchen and handy downstairs cloakroom to the ground floor, two bedrooms and bathroom to the first floor and master with ensuite to the second floor.

Added benefits include uPVC double glazing and gas central heating.

EPC Rating - 78C, Tenure - Leasehold, Council Tax Band - D



Accommodation

Double glazed front door opens into

Entrance Hall

Radiator, stairs rising off to first floor, doors lead to

Kitchen

11'1" x 7'6" (3.38 x 2.31)

Fitted with a range of high gloss base and wall units with wood block effect work surfaces over, additional worktop fitted to create bar stool seating, integrated fridge freezer and dishwasher, built in single oven with four ring gas hob and extractor over, tiles splashbacks, one and half bowl stainless steel sink with drainer and mixer tap, tiled floor, radiator, double glazed window to the front elevation

Living Room

15'5" x 14'7" (4.72 x 4.47)

Radiator, under stairs storage cupboard, double glazed double doors open out onto the rear garden

Downstairs W.C.

6'2" x 2'10" (1.89 x 0.88)

Wash basin with tiled splashback, W.C. radiator

Landing

Built in cupboard housing the hot water tank, radiator, stairs rising off to second floor, doors lead to

Bedroom Two

14'7" x 12'5" (4.47 x 3.81)

Radiator, two double glazed windows overlooking the rear garden

Bedroom Three

14'2" x 8'0" (4.32 x 2.44)

Radiator, double glazed window to the front elevation

Bathroom

6'7" x 5'5" (2.03 x 1.67)

Fitted with a white three piece suite comprising bath, pedestal wash basin, W.C. tiled to half height, radiator, double glazed window to the front elevation



Second Floor Landing

Double glazed roof window, door leads to

Master Bedroom

14'9" x 18'9" (4.50 x 5.74)

Fitted wardrobes, two radiators, double glazed window to the front elevation, door opens to

Ensuite

3'11" x 5'8" (1.20 x 1.73)

Fitted with a large fully tiled shower enclosure and electric shower, pedestal wash basin, W.C. radiator, double glazed roof window

Garage

With up and over door, power and light

Outside

There is a small enclosed section to the front with railings and chippings, to the rear there is allocated parking for one vehicle and a single garage

Directions

Front the Ruthin office proceed down Market Street and at the roundabout take the second exit, continue along this road until you reach a further roundabout and take the first exit onto the Glasdir Estate and the property can be found immediately on the left hand side

Lease Details

Ground Rent payable per annum £390

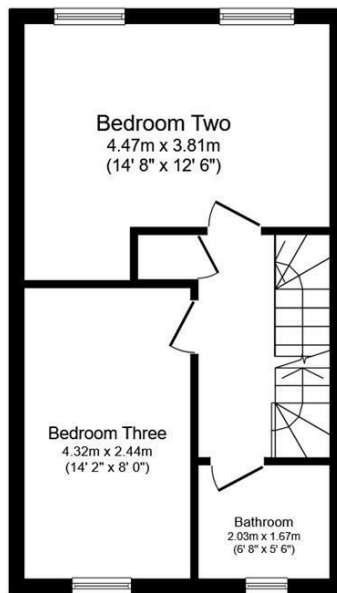
Service Charge payable per annum £194

Ask agent for more details

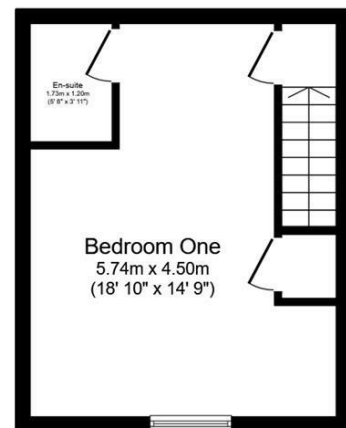




Ground Floor
Floor area 36.2 m² (390 sq.ft.)



First Floor
Floor area 36.2 m² (390 sq.ft.)



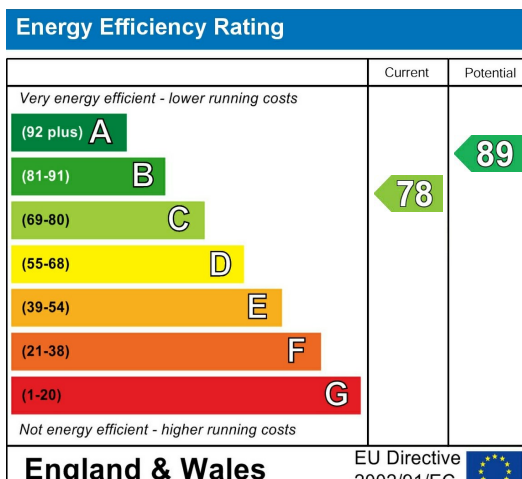
Second Floor
Floor area 25.7 m² (276 sq.ft.)

TOTAL: 98.1 m² (1,056 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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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.



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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.

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