



15 Well Street, Ruthin, LL15 1AE

£289,959

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EPC - E54 Council Tax Band - B Tenure - Freehold

Well Street, Ruthin

3 Bedrooms - House

Offered For Sale with NO ONWARD CHAIN is this recently refurbished and renovated three storey Town House in the Centre of Ruthin. This Grade II Listed property comprises generous entrance hall, living room and newly fitted modern kitchen with built in appliances to the ground floor with second living room/bedroom four, shower room and bedroom to the first floor with two further bedrooms, one with en-suite to the second floor.

To the rear is a pretty enclosed courtyard and store.
EPC Rating - TBC, Tenure - Freehold, Council Tax Band - B



Accommodation

Timber front door opens into

Reception Hall

Stair lead off to first floor, door opens into

Living Room

13'7 x 14'4 (4.14m x 4.37m)

Feature fire place, sash window to the front elevation, opening through to

Kitchen

13'11 x 11'3 (4.24m x 3.43m)

Newly fitted with a range of modern base and wall units with matching central island and marble effect work surfaces, large central dais and breakfast bar with integrated electric hob, pan drawers and storage cupboards, inset one and half bowl sink with mixer tap and drainer, integrated oven, fridge, freezer, dishwasher and washing machine. Window to the rear with low level seat, further fitted cupboard housing the gas fired combination boiler, wood grain effect floor finish and panelled radiator.



First Floor Landing

With radiator.

Bedroom Three/Lounge

14'4" x 10'0" (4.37 x 3.07)

Georgian style sash windows overlooking Well Street, with painted shuttering and surround together with window seat and panelled radiator.



Bedroom Four

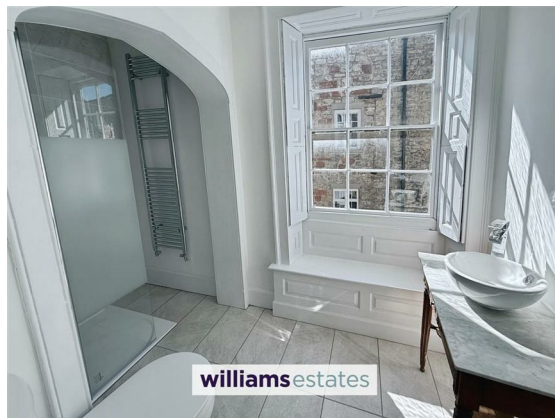
11'3" x 10'0" (3.43 x 3.07)

Window to the rear and panelled radiator.

Shower Room

9'6" x 5'10" (2.92 x 1.78)

With luxury white suite comprising of a floor level shower tray with bi fold glazed screen and high output shower having monsoon style head, attractive stone effect tiling in part together with vanity unit with round bowl and cascade tap. low level W.C, ceiling down lighters, ceramic tiled flooring and chrome effect heated towel rail.



Second Floor Landing

With radiator.

Bedroom One

14'7" x 13'5" (4.45 x 4.09)

A spacious room to the front elevation with aspect over Well Street, window seat with painted shutters and two panelled radiators.

En Suite

11'1" x 5'8" (3.40 x 1.73)

With luxury white suite comprising of large level floor shower tray with bi fold glazed screen and high output shower with monsoon style head, fitted cabinet with marble top and glass round bowl with cascade tap, low level W.C, extractor fan, ceiling down lighters, ceramic tiled flooring and chrome effect towel rail.



Bedroom Two

11'1" x 10'0" (3.40 x 3.07)

With panelled radiator, window to the rear having views across the rooftops of Ruthin towards Moel Famau, Moel Henlli and the Clwydian Hill.

Outside

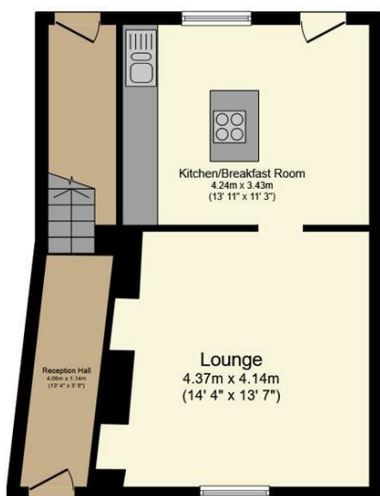
Glass panelled door lading from the kitchen to an enclosed rear patio garden with screen fencing and high brick walling. Also low level brick walls with raised shrubbery borders.

Integral Garden Store Room

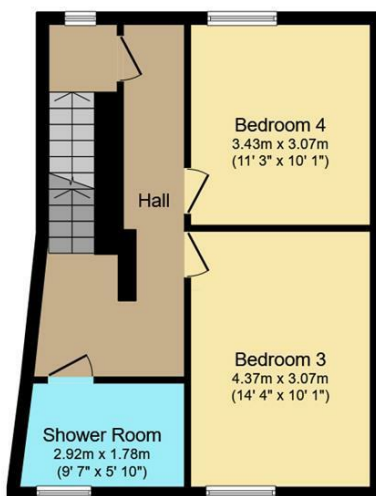
Directions

From our Ruthin office go via foot left onto Well Street where the property can be found on the left hand side.

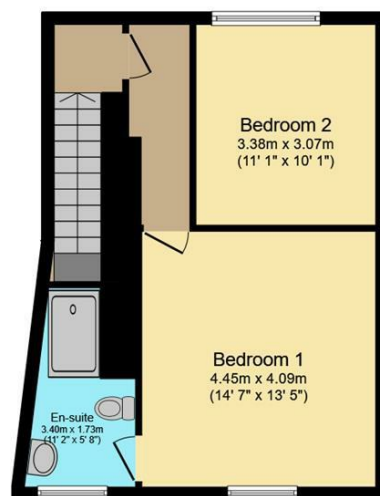




Ground Floor
 Floor area 44.4 sq.m. (478 sq.ft.)



First Floor
 Floor area 44.4 sq.m. (478 sq.ft.)



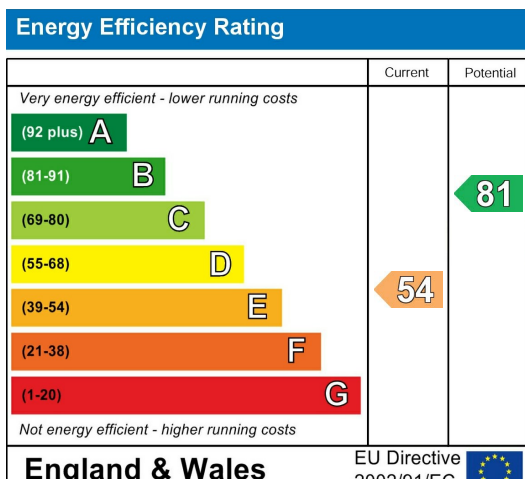
Second Floor
 Floor area 44.4 sq.m. (478 sq.ft.)

Total floor area: 133.2 sq.m. (1,434 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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