

williamslettings



The Old Stables Borthyn, Ruthin, LL15 1NS

£850 Per Calendar Month

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**EPC - D62 Council Tax Band - C Deposit - £850 Per
Calendar Month**

Borthyn, Ruthin

3 Bedrooms - House - Semi-Detached

A deceptively spacious property central to all local amenities.

This three storey property comprises kitchen with dining space and living room to the ground floor, two bedrooms and shower room to the first floor and master bedroom with ensuite to the second floor.

The property has recently benefitted from renovation works and has been redecorated throughout.

Gas central heating and a private enclosed yard. Street Parking Only

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

Accommodation

Glazed door with windows either side opens into

Kitchen

11'3" x 12'3" max

Fitted with a range of base and wall mounted unit with wood effect laminate work surfaces over, built in single electric oven with four ring gas hob and extractor over, tiled splashbacks, single bowl stainless steel sink with drainer and mixer tap, void and plumbing for washing machine and under counter space for freestanding fridge and freezer, window to the side, exposed beam, space for dining table, radiator, door opening through to

Living Room

12'5" x 12'3" min

Gas fire with slate hearth and surround, exposed beam, radiator, window to the rear and glazed door opens onto the rear yard, turned stairs with window to the rear and built in storage cupboard rise off to

Landing

Stairs off to second floor, doors lead to

Bedroom Two

11'8" x 11'4"

Radiator, window to the rear

Bedroom Three

12'9" x 7'7" max

Radiator, window to the rear

Shower Room

6'8" x 5'10"

Corner shower enclosure with glass door, mixer shower with 6 zone jets and twin shower heads, wash basin in vanity unit, W.C., fully tiled walls, radiator, window to the front

Second Floor

From stairs, door opens to

Master Bedroom

8'9" x 12'1" restricted height

Under eaves storage, radiator, roof window, door into

Ensuite

7'9" x 6'1" restricted height

Fitted with a white suite comprising corner bath with mixer tap and shower head attachment, pedestal wash basin, W.C., partially tiled walls, radiator, Velux roof window

Outside


The property is accessed via the rear driveway entrance of the Park Place and in turn a timber gate into the enclosed yard area which is bounded by a high stone wall and is slabbed giving access to the doors leading to the kitchen and living room. Please note Street Parking Only

Directions

From the Ruthin office proceed down Clwyd Street and at the junction take left lane and the property can be found next to the Park Place on the left hand side



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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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