



**3a Clwyd Street, Ruthin, Denbighshire,
LL15 1HW**

£100,000



EPC - D60

Council Tax Band - A

Tenure - Leasehold

Clwyd Street, Ruthin

2 Bedrooms - Flat

No Onward Chain - A deceptively spacious first floor apartment located within the heart of Ruthin with views of Ruthin Square. The property is ready to move into and boasts a good sized living room, open plan kitchen diner, two double bedrooms and bathroom. Leasehold to be set and discussed. EPC - TBC - Tenure - Leasehold - Council Tax Band - TBC



Accommodation

Shared access via double timber doors leads to

Communal Bin Area and Access

From this area door leads to the stairs and the apartment

Accommodation

Composite door leads into

Entrance Hall

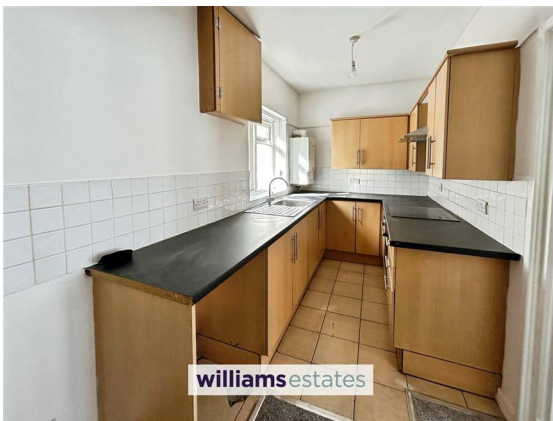
8'0" x 2'8" (2.449 x 0.826)

Newly carpeted with stairs off and open arch leading into

Dining Area

6'3" x 7'6" (1.926 x 2.302)

Newly carpeted with radiator and opens into



Kitchen

12'11" x 6'2" (3.961 x 1.897)

With a range of wall, drawer and base units with worktops over, single sink and drainer with mixer tap, void for tall standing fridge freezer, plumbing for a washing machine, mounted Worcester boiler for the central heating, tiled splashbacks, integrated oven with electric hob over and extractor hood, power points and uPVC window to the rear elevation. Door and steps down leading into

Bathroom

With low flush W.C, pedestal washbasin, panelled bath with tiled surround, overhead shower and shower screen, radiator and uPVC window to the side elevation.

Living Room

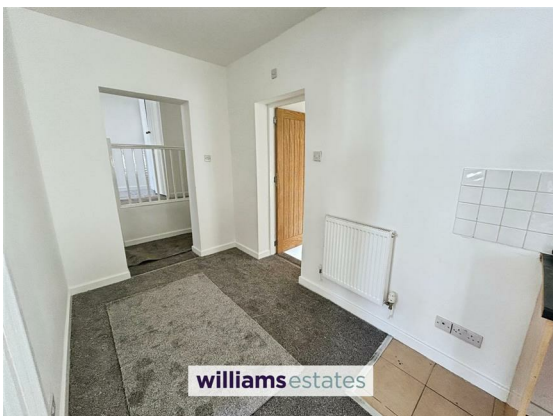
14'11" x 11'0" (4.561 x 3.378)

With feature traditional fireplace, ample power points, T.V aerial and good sized timber windows to the front elevation overlooking the Boars Head.

Bedroom Two

8'11" x 11'11" (2.741 x 3.641)

Off the Dining area, with power points, radiator and good sized timber windows to the front elevation with views of Clwyd Street.



From the Entrance Hall

5'4" x 5'0" (1.638 x 1.528)

Radiator and stairs to the landing with two inbuilt storage cupboards.

Bedroom One

13'6" x 12'3" (4.132 x 3.747)

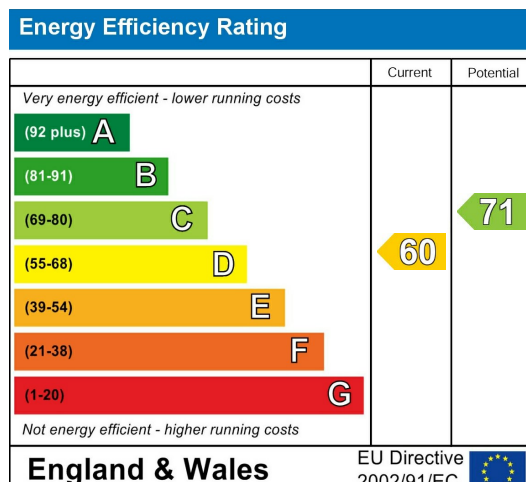
Good sized room with radiator, power points and two good sized windows to the front and side elevation, the side offering views of Ruthin Square.

Directions

Walking from our Ruthin office across The Square onto Clwyd Street and the property is above the Children's Charity Shop



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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