

williamslettings



40a Rhos Street, Ruthin, LL15 1DY

£800 Per Calendar Month



EPC - C72 Council Tax Band - B Deposit - £800 Per Calendar Month

Rhos Street, Ruthin

2 Bedrooms - House - Terraced

NO ONWARD CHAIN this delightful terraced house on Rhos Street presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The property's open plan ground floor living accommodation offers a warm and welcoming space and has recently been renovated with modern finishes while retaining its character.

The property is equipped with uPVC double glazing and gas central heating and is conveniently situated close to local amenities and in easy access to shops, cafes, and essential services.

EPC Rating - C72, Tenure - Freehold, Council Tax Band - B

Accommodation

uPVC double glazed front door leads to:

short distance and the property can be found on the right hand side

Open Plan Living Room

15'6" x 10'0"

uPVC double glazed window to the front elevation, radiator, stairs off to first floor with built in cupboard

Dining/Kitchen Area

17'4" x 9'7"

Fitted with a range of high gloss base and wall mounted cupboards and drawers, complimentary working surfaces, integrated fridge freezer, built in electric oven with ceramic hob and extractor hood over, void and plumbing for washing machine, 1 1/2 bowl stainless steel sink with drainer and mixer tap, radiator, uPVC double glazed window and door leading to the rear garden.

Landing

Radiator and doors leading off to

Bedroom One

12'5" x 10'5"

Exposed feature beams, radiator, uPVC double glazed window to the front elevation.

Bedroom Two

11'10" x 9'7"

Radiator, uPVC double glazed window to the rear overlooking the garden

Shower Room

10'11" x 3'3"

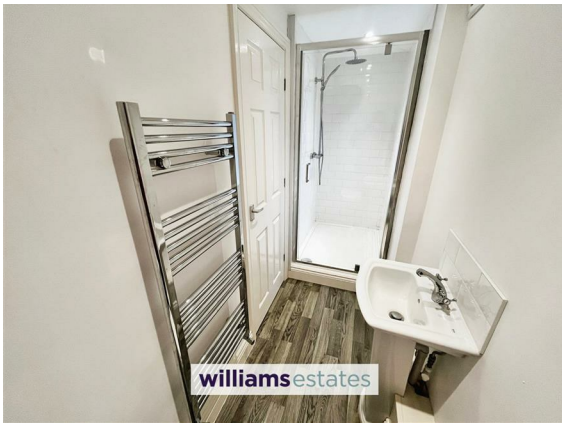
Large shower enclosure with twin head mixer shower, part tiled walls, pedestal wash hand basin, W.C., heated towel rail, obscure uPVC double glazed window to the side

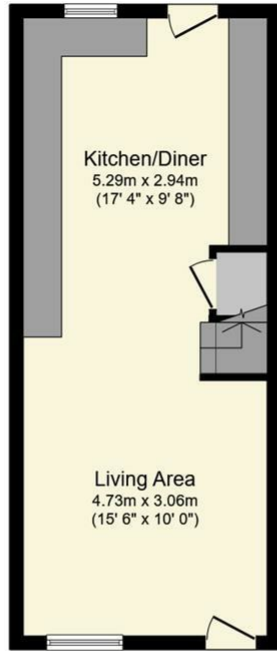
Outside

There is a slabbed patio area to the rear with steps leading to a lawned garden bounded by timber fencing and a stone wall

Directions

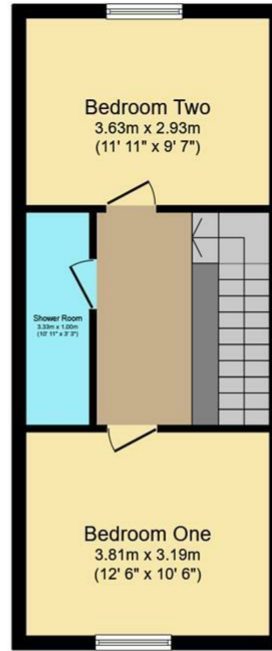
From the Ruthin office proceed down Well Street, at the junction continue straight ahead turning left onto Rhos Street, continue for a





Ground Floor

Floor area 36.8 m² (396 sq.ft.)



First Floor

Floor area 36.8 m² (396 sq.ft.)

TOTAL: 73.5 m² (792 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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