

# williams estates



**27 Rhos Street, Ruthin, LL15 1DU**

**£180,000**

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**EPC - E53**

**Council Tax Band - C Tenure - Freehold**



## SUMMARY

A deceptive and delightful terrace house, boasting beautiful garden to the rear, previously boasting 'Best Town Garden'. The property is full of charm and exposed Red Rock of Ruthin. Within walking distance of all the town's amenities. The accommodation offers a dining hall, living room, L shaped kitchen diner, two bedrooms and four piece bathroom together with double glazing and gas central heating. Viewing highly recommended. EPC rating - E53- Tenure - Freehold - Council Tax Band - C





## Accommodation

Oak cottage door with double glazed central panel leading into

## Dining Hall

13'9" x 7'6" (4.2 x 2.3)

With feature arch which illuminates onto the red rock, which the property was built, under stairs storage, tiled floor, double radiator, oak double glazed window with a secondary double glazed window within, being triple glazed and main stairs leading off. Three steps lead into

## Living Room

12'5" x 11'11" (3.8 x 3.64)

Main feature being the exposed red rock of Ruthin, fireplace with exposed brick within the chamber and a focal point cast iron electric fire, double radiator, tiled floor with oak parquet laid design, oak double glazed window to the front elevation with secondary glazed window for triple glazing,. Door leads into

## L Shaped Dining Kitchen

16'8" x 11'9" maximum 6'6" minimum (5.1 x 3.6 maximum 2.00 minimum)

With corner seating area with inbuilt bench for seating, the kitchen offering wall, drawer and base units to three walls, integrated oven, four ring gas hob, single drainer sink, plumbing for a washing machine, two Oak double glazed windows overlooking the courtyard are of the garden and stable door leading to the rear garden.

## Stairs/Landing

Stairs from the dining hall lead to the landing branches off to left and right. To the right a door and further steps leading to

## Main Bedroom

18'8" maximum 12'5" minimum by 12'4" maximum (5.7 maximum 3.8 minimum by 3.77 maximum)

With high vaulted ceiling, inbuilt wardrobes, radiator, Oak double glazed window to the front elevation with secondary glazed window for triple glazing and Oak effect uPVC double glazed window to the rear. Storage cupboard housing the Valiant gas central heating boiler.

From the landing to the left

Double radiator, fixed ladder leading to insulated loft with Velux window for natural light and loft access hatch cover. Also a door leading to a balcony overlooking the rear garden.







## Bedroom Two

8'0" maximum 5'3" minimum by 10'5" (2.44 maximum 1.62 minimum by 3.2)

With double radiator, inbuilt wardrobe, Oak double glazed window to the front elevation with secondary glazed window for triple glazing.

## Bathroom

6'2" x 7'2" (1.9 x 2.2)

With claw foot bath, pedestal washbasin, W.C, corner shower enclosure, chrome effect heated towel rail, floor to ceiling tiling, two Oak double glazed windows and tiled floor with underfloor heating.



## Outside

To the rear a seating paved area with pergola above with a grapevine and access to the bin store area. Steps lead to a rear garden which in the past has won awards for 'Best Town Garden', garden pond, lawn, well stocked mixer borders. Pathway leads through various plants and grapevine to a large timber workshop to the rear end of the garden.

## Agents Notes

Parking - off road parking is available within a very close vicinity and present owner has use of a council owned garage, currently £10 per month rent which may be transferrable to new owner, subject to Denbighshire County Council permissions sought.

## Directions

Proceed from our Ruthin office left onto Well Street. Continue to the junction and turn right and immediate left onto Rhos Street. At the junction turn right continuing along Rhos Street and the property can be found on the left, after Haulfryn, by way of the For Sale sign







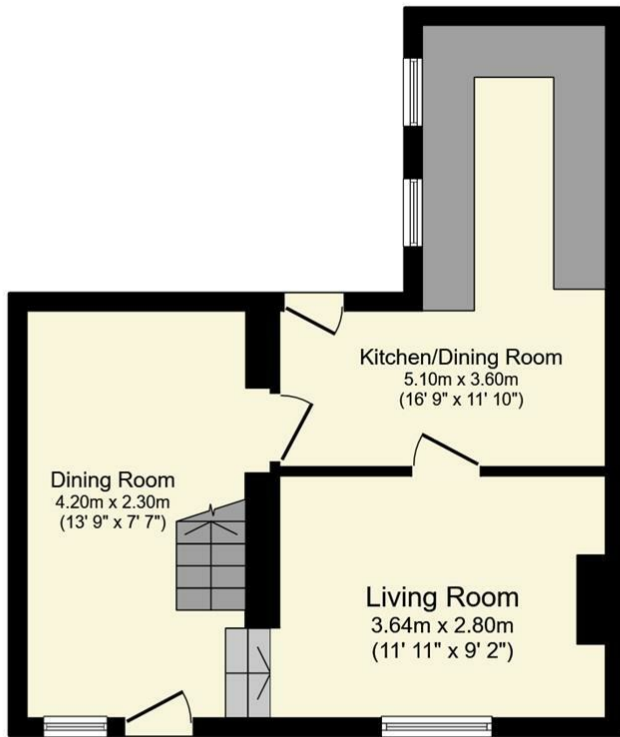






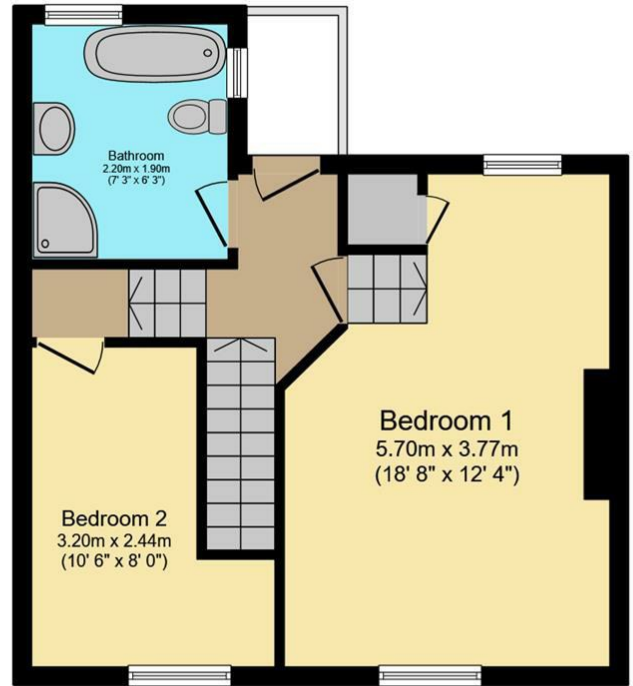






**Ground Floor**

Floor area 38.5 sq.m. (414 sq.ft.)



**First Floor**

Floor area 42.1 sq.m. (453 sq.ft.)

**Total floor area: 80.5 sq.m. (867 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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