

# williams estates



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**Hafod Fechan Llanrhydd Street, Ruthin,  
LL15 1PP**

**£290,000**

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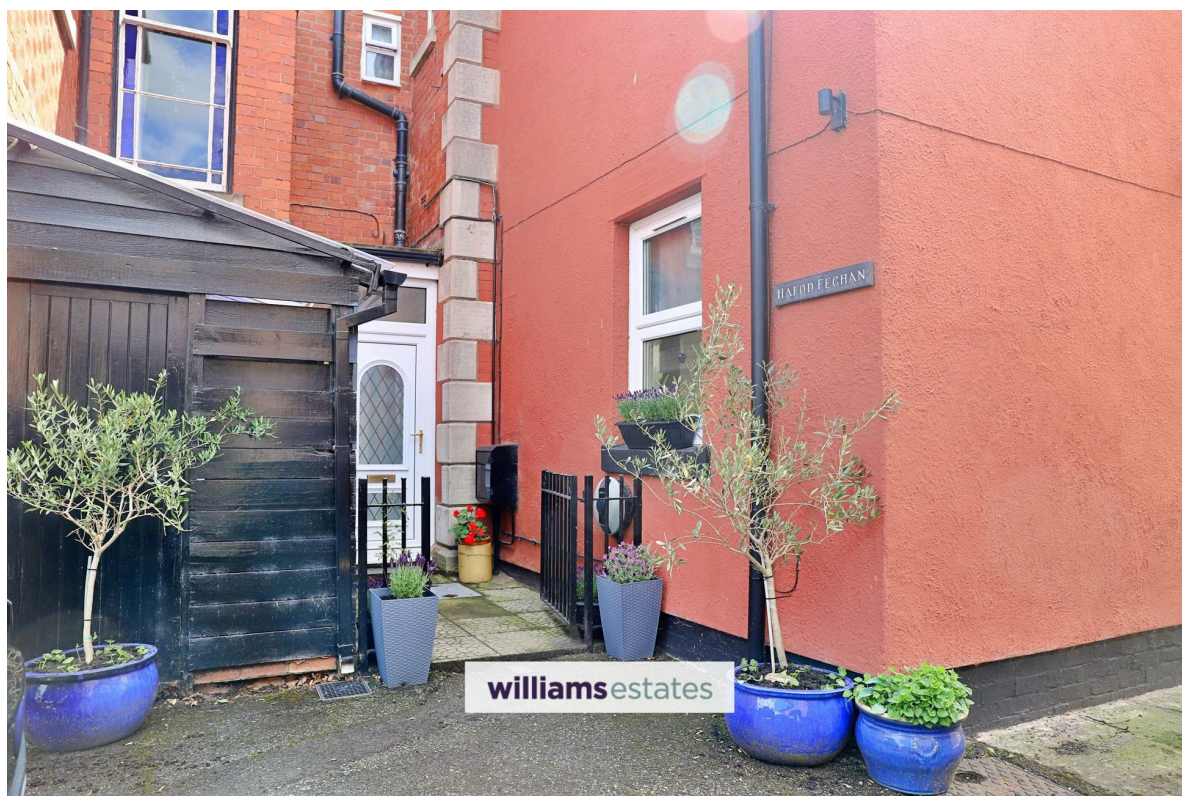
**EPC - D62**

**Council Tax Band - D**

**Tenure - Freehold**

## SUMMARY

A superb semi detached family home situated in the heart of Ruthin and within easy access of all amenities and schools. Undergoing a scheme of improvements in November 2024 to include new floorings and carpets, upgraded electrics, newly fitted kitchen, utility, bathroom, and cloakroom. The accommodation affords a downstairs cloakroom, living room, good sized conservatory, modern kitchen diner, to the first floor two bedrooms and bathroom and a further loft room. Good sized rear gardens with external gym room/storage. EPC rating D62, Tenure - Freehold, Council Tax Band - D



## Accommodation

Double glazed front door with double glazed panel surrounding and above opening into the

## Entrance Vestibule

With Oak glazed door leading into the

## Reception Hall

12'9" x 4'3" (3.9 x 1.3)

With stairs off, coved ceiling, cupboard housing the electric meter and radiator.

## Downstairs Cloakroom

With low flush W.C, wash basin, tiled splashbacks and Worcester Greenstar central heating boiler.

## Utility Room

5'10" x 6'6" (1.8 x 2)

With worktop and base units beneath, stainless steel single sink and drainer and power points.

## Living Room

13'1" x 13'9" (4 x 4.2)

With coved ceiling, double radiator, electric living flame fire, alcove with inbuilt shelving and double glazed window to the front elevation. Double glazed double doors with double glazed panels to either side lead into

## Conservatory

9'10" x 9'10" (3 x 3)

With tiled floor, uPVC double glazed and double doors leading onto the garden.

## Kitchen

12'7" x 11'9" (3.86 x 3.6)

Wren, newly fitted in November 2024, Italian Oak range fitted kitchen with central island with breakfast bar and storage beneath, units to three walls, one and half sink and drainer, drawers and base units beneath, integrated dishwasher, void for a range cooker, integrated fridge and freezer, additional larder units, wall display units, wine rack, full width extractor hood, down lights and uPVC double glazed window to the rear.

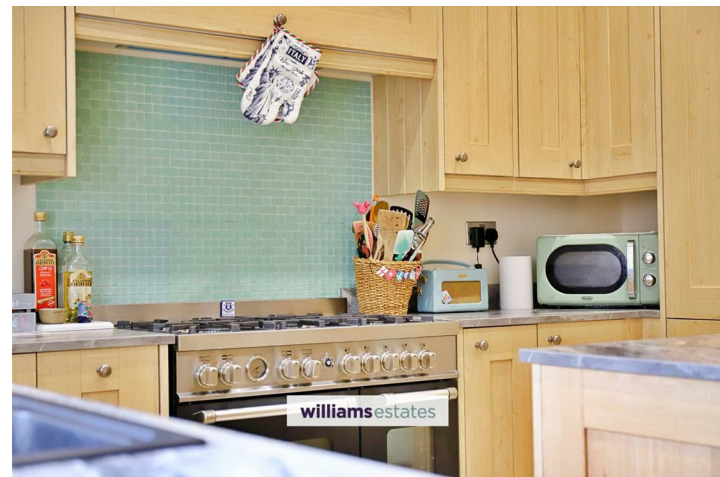
## Rear Vestibule

3'3" x 3'11" (1 x 1.2)

With double glazed window to the rear.

## Stairs to Landiing

From the Reception Hall stairs leads to the first floor landing, with radiator and uPVC window. Stairs leading to the second floor.





### Bedroom One

12'9" x 11'9" (3.9 x 3.6)

Wren professionally fitted range modern of wardrobes and storage cupboards with shelving and drawers, radiator and uPVC window to the rear.

### Bedroom Two

13'5" x 10'2" (4.1 x 3.1)

With radiator and uPVC window to the rear elevation.

### Separate W.C

With low flush W.C, tiling to half level and uPVC double glazed window.

### Bathroom

With washbasin, floor to ceiling tiling, chrome heated towel rail, baht with electric shower over and uPVC double glazed window.

From the First Floor Landing stairs lead to the Se uPVC window and door leading into

### Loft Bedroom

15'1" maximum x 8'6" maximum (4.6 maximum x 2.6 maximum)

With radiator, access to eaves for storage and double glazed roof window with views to the rear.

### Outside

The property has an electric car charger to the front and pathway leading to the front door. The rear garden offers an enclosed garden with lawn, paved patio area, mixed borders and bound by fencing planting for privacy. There is a detached garage which have been converted to a gym/store

### Office/Gym/Storage

10'5" x 8'6" (3.2 x 2.6)

Insulated with power points, with uPVC double glazed door and window. A personal door leads to

### Side Driveway

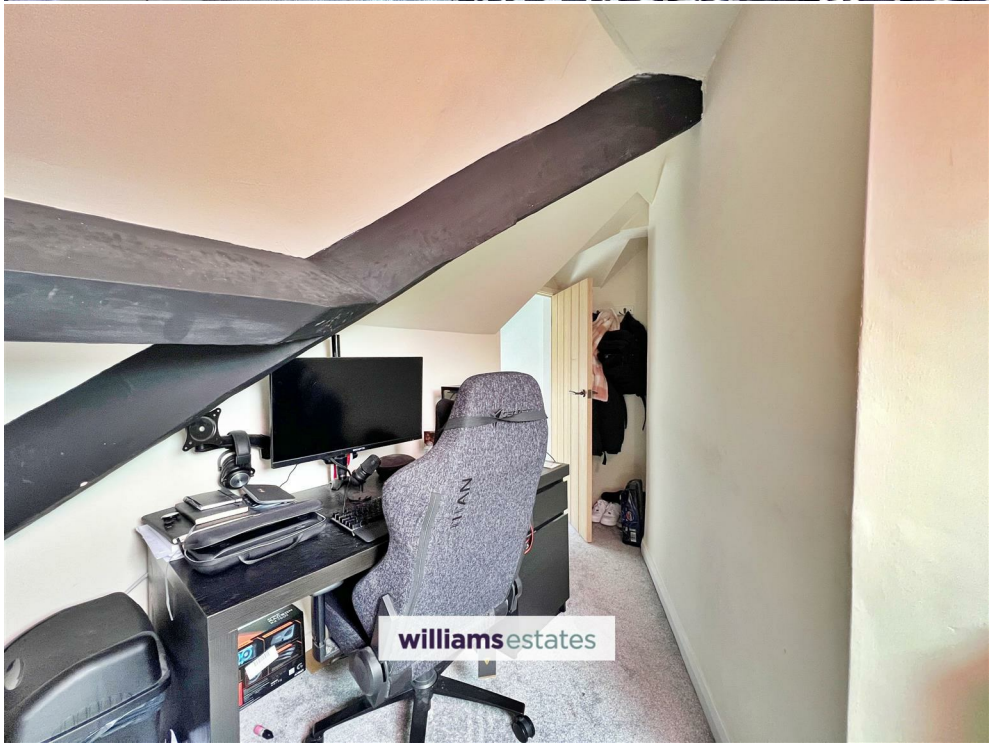
Leading to the front of the converted garage.

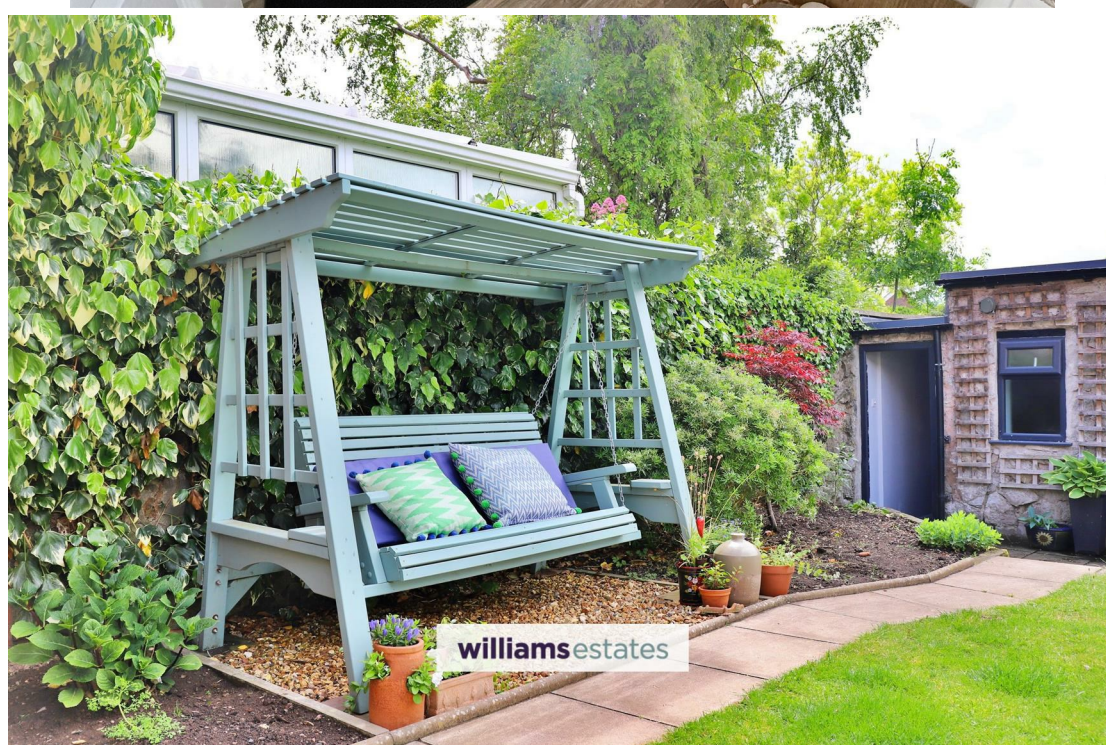
### Directions

From Ruthin office turn left onto Well Street right, to the junction and turn right. Follow the road around past the traffic lights and take your first left onto Llanrhydd Street, you will find the property on your right.











**Floor Plan**

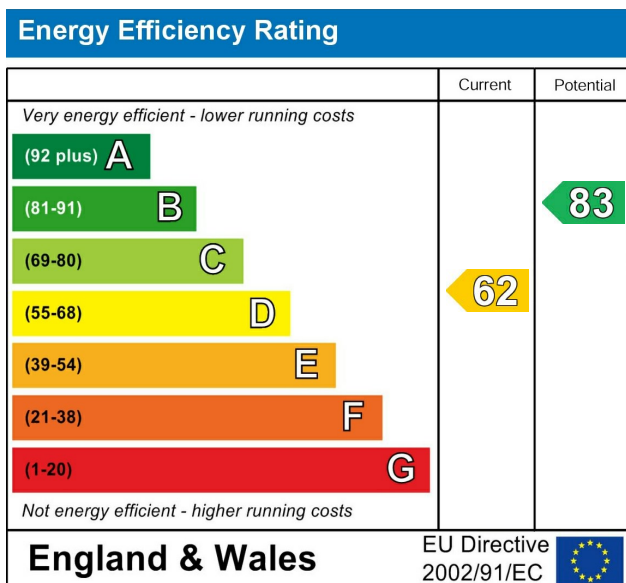
Floor area 62.8 sq.m. (676 sq.ft.)

Total floor area: 62.8 sq.m. (676 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](http://www.Propertybox.io)

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