



20 Llanrhydd Street, Ruthin, LL15 1PP

£219,000

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EPC - E46 Council Tax Band - C Tenure - Freehold

Llanrhydd Street, Ruthin

4 Bedrooms - House - End Terrace

NO ONWARD CHAIN

A unique and deceptive three/four bedroom end terrace within walking distance of town centre amenities and local schools. Ready to move into with the accommodation offering two inviting reception rooms that provide ample space for relaxation and entertaining. The property features three / four spacious double bedrooms, ensuring that there is plenty of room for family members or guests. Additionally, there are two well-appointed bathrooms.

This property is not only a wonderful family home but also a fantastic opportunity for those seeking a blend of historical charm and modern convenience in a beautiful town setting. With its ample space and prime location, this home is sure to impress. Do not miss the chance to make this unique property your own.



Accommodation

uPVC double glazed door, with glazed panels to either side

Hallway

7'10" x 2'10" (2.39 x 0.87)

Having stairs leading up to the first floor and doors off leading into:

Kitchen/Dinning Room

14'9" x 12'1" (4.50 x 3.69)

A good sized room, with wall draw and base units with work tops over, stainless steal sink with mixer tap, integrated oven with electric hob and extractor fan over, tiled splash back surrounding, integrated dishwasher, void for washer machine, laminate flooring, power points, uPVC window to the side elevation, uPVC door to the rear garden and door leading into:

Living Room

15'0" x 12'6" (4.59 x 3.82)

A spacious bright and airy room with log burner, power points, laminate flooring and uPVC patio door to the rear garden.

Utility Room

16'4" x 8'9" (4.98 x 2.68)

With wall, draw and base units with work tops over, stainless steel with mixer tap, integrated oven with hob and extractor fan over, tiled splash back surrounding, uPVC window to the front elevation, laminate flooring, power points, with doors off:

Landing

Having a large space, enough for a seating area or office area, with a storage cupboard.

Bedroom One

15'3" x 10'0" (4.67 x 3.06)

A good sized room with power points, radiator and uPVC window to the front elevation.



Bedroom Two

14'1" x 10'3" (4.30 x 3.13)

Having power points, radiator, and uPVC window to the rear elevation.

Bedroom Three

11'9" x 11'4" (3.59 x 3.46)

Having power points, radiator, uPVC window to the front elevation.

Bathroom

11'8" x 7'6" (3.56 x 2.30)

Consists of W.C, wash basin, panelled bath, enclosed shower with mains powered shower head above, small uPVC window to the rear elevation, radiator, and door leading to further large storage space housing the combination boiler that is approximately 3 years old.

Sitting Room/ Bedroom 4

10'3" x 9'5" (3.13 x 2.89)

A multi versatile room with power points, laminate flooring, uPVC door to the rear garden and door leading into:

Ground Floor Shower Room

6'6" x 6'3" (1.99 x 1.93)

A white three piece suite having low flush W.C, wash basin and enclosed shower with waterfall shower head above, tiled floor to ceiling and laminate flooring.

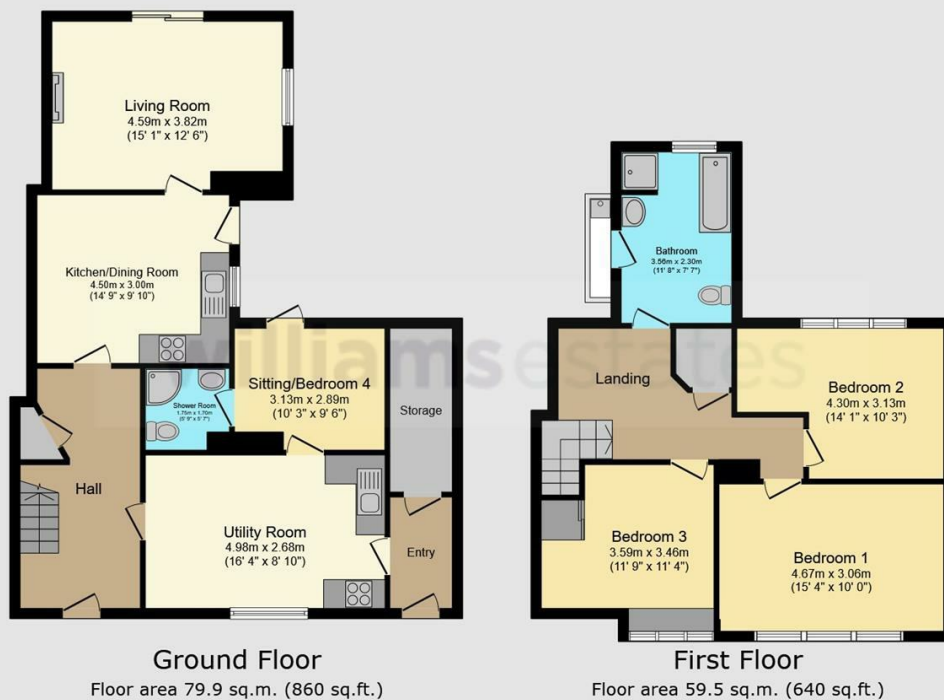
Directions

Head southwest on Well Street towards Record Street, at the junction take a slight right on to Llanrhydd Road and the Property is on the right hand side

Garden

A paved patio private L shaped garden, with flowers shrubs.





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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

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) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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