



**3 Maes Ffynnon, Ruthin, LL15 1LX**

**£125,000**

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**EPC - C69    Council Tax Band - B    Tenure - Leasehold**



# Maes Ffynnon, Ruthin

## 1 Bedrooms - Apartment - Studio

Maes Ffynnon presents a delightful flat which has recently been renovated to a high standard that is perfect for those seeking a comfortable and convenient living space, offering a blend of modern amenities and classic charm, making it an ideal choice for first-time buyers or those looking to downsize.

The apartment features a well-proportioned reception room, providing a welcoming area for relaxation. The bedroom is good sized room and has been thoughtfully designed. The kitchen and bathroom are luxury rooms which have recently been renovated throughout providing modern living.

Situated in a desirable location, residents will benefit from the picturesque surroundings of Ruthin, known for its rich history and stunning landscapes. The town boasts a variety of local shops, cafes, and amenities, ensuring that everything you need is within easy reach.

Whether you are looking to invest or find your next home, the property is certainly worth viewing.



### Accommodation

Composite and double glazed front door leading into:

### Reception room

16'2" x 11'9" (4.933 x 3.590)

An attractive large bright and airy room having chimney opening with flu suitable for log burner, engineer oak flooring, PowerPoints, vertical column panelled radiator, uPVC double glazed window to the front elevation, storage cupboards and door leading into a further storage cupboard with built in storage units.

### Kitchen

5'10".164'0" x 11'11" (1.8.50 x 3.633)

Completely refurbished with tiled flooring, wall draw and base units quartz work tops above, one and half sink drainer with pull out mixer tap, four ring induction hob with exactor fan above, integrated oven and microwave, void for under counter powerpoints uPVC double glazed window to the rear election. Further storage cupboard with plumbing for washer machine and homing the boiler.

### Bedroom

Door from the kitchen is a good sized bedroom with power points, double panelled radiator, uPVC double glazed window to the rear elevation, and built in wardrobe.

### Shower Room

A well appointed shower room having low flush W.C, white vanity unit and wash basin, walk in shower with rainfall shower head above, wall mounted radiator, uPVC double glazed window to the rear election, floor to ceiling tiles and storage cupboards.

### Outside

Good sized rear courtyard, with blocked pavement and long driveway providing ample parking.

### Directions

From our Ruthin office at the roundabout take the 2nd exit onto Clwyd Street, continue for 0.3 miles, bear left on to Mwrog Street, then turn left on Maes Ffynnon and the property is located on your left.







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>                            |                            |           |
| (69-80) <b>C</b>                            | 69                         | 73        |
| (55-68) <b>D</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<br>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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