

# williams lettings



**75 Mwrog Street, Ruthin, Denbighshire,  
LL15 1LB**

**£795 PCM**



**EPC - D61   Council Tax Band - B   Deposit - £795 PCM**

# Mwrog Street, Ruthin

## 2 Bedrooms - House - Terraced

This Mid-terrace house features a spiral staircase and is located on the outskirts of the historic market town of Ruthin, just a short walk from Ruthin Town centre and all amenities. It offers an open-plan living room and kitchen with integrated appliances. The first floor comprises a landing, a good-sized master bedroom with a feature cast iron fireplace, a small bedroom/study, and a shower room. The property also includes an enclosed rear yard. Council Tax Band - B. To be considered for this property you will need an annual income of above £23,850.

### Accommodation

Timber door leads into

#### Open Plan Living Room/Kitchen

21'11" x 11'11"

Bright and spacious living room with double glazed window to the front elevation, kitchen is fitted with a modern high gloss wall, drawer and base units, with worktops over, integrated fridge freezer, integrated electric hob and oven, stainless steel drainer sink with mixer tap, double glazed window to the rear elevation and part glazed timber door to the rear garden. Spiral staircase leads to

#### Landing

With doors off

#### Bedroom 1

12'5" x 12'1"

A bright and spacious master bedroom comprising feature cast iron fireplace, radiator, power points, lighting and double glazed window to the front elevation.

#### Small Bedroom 2/Study

9'11" x 4'4"

Velux roof window, power points, lighting and radiator.

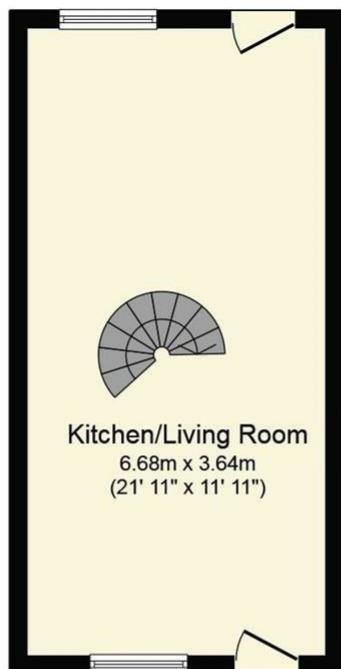
#### Outside

With paved patio area and artificial grass.bound by timber fencing and walls.

#### Directions

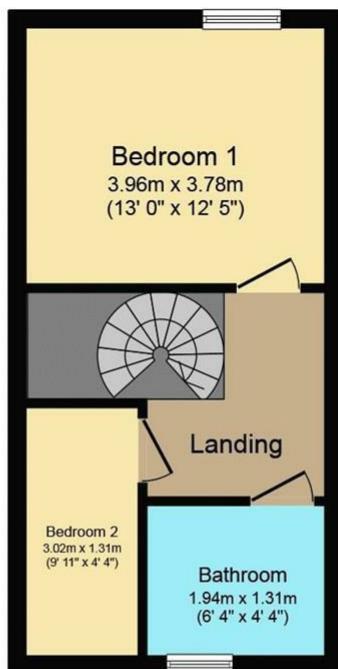
Proceed from Ruthin office right to the junction. Turn left onto Station Road and proceed to the roundabout. Take the second exit off onto Park Road and proceed along to the garage, turning left and immediate right onto Mwrog Street. The property can be seen on the right hand side.





## Ground Floor

Floor area 27.8 sq.m. (299 sq.ft.)  
approx



## First Floor

Floor area 27.8 sq.m. (299 sq.ft.)  
approx

Total floor area 55.6 sq.m. (599 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01824 704050

[Ruthin@williamsestates.com](mailto:Ruthin@williamsestates.com)

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