



43, 45 and 45a Clwyd Street, Ruthin – LL15 1HF

Guide Price £125,000

# 43, 45 and 45a Clwyd Street

Ruthin

**NO ONWARD CHAIN IDEAL INVESTMENT OPPORTUNITY**

- For Sale by Modern Auction – T & C's apply.

Two retail units both with current tenants.

Three bedroom flat, full of character and in need of some modernisation, currently unoccupied

PRIME LOCATION with excellent foot traffic and consistent demand from both residents and visitors.

Benefit from the bustling atmosphere and the strong market potential of this prime investment opportunity.

Viewing is highly recommended!

Video tour available for viewing and rental income available from Agent

Council Tax band: TBD

Tenure: Freehold



williams estates



## THREE BEDROOM FLAT

### Accommodation

Metal iron steps leading to a balcony with two uPVC french doors leading into the front of the accommodation

### Kitchen/Dining

Dimensions: 6.20 x 3.00 (20'4" x 9'10"). A large area in need of modernisation, featuring laminate flooring and basic wall and base units with partially tiled splashback and a stainless steel sink with mixer tap. Space for an electric oven and fridge freezer, exposed beams add a rustic touch. Open plan from the kitchen provides ample space for a dining table, electric wall heater. Window to the side

### Hallway

The inner hallway provides access to all rooms, exposed beams add a touch of character.

### Bathroom

Dimensions: 1.87 x 4.58 (6'1" x 15'0"). Shower cubicle with electric shower, pedestal wash basin, W.C., access to the loft.

### Bedroom One

Dimensions: 3.91 x 2.52 (12'9" x 8'3"). Cottage style windows to the front, exposed beams and perlin, access to the loft

### Bedroom Two

Dimensions: 3.12 x 2.42 (10'2" x 7'11"). Electric storage heater, windows to the front, exposed beams and archway, large storage cupboard with storage above

### Living Room

Dimensions: 4.82 x 3.21 (15'9" x 10'6"). Exposed beams, window to the front overlooking Ruthin Gaol, doorway leads to

### Bedroom Three

Dimensions: 4.70 x 2.24 (15'5" x 7'4"). Cottage style window to the front, loft access and exposed beams, electric storage heater

## THREE BEDROOM FLAT

### Accommodation

Metal iron steps leading to a balcony with two uPVC french doors leading into the front of the accommodation

### Kitchen/Dining

Dimensions: 6.20 x 3.00 (20'4" x 9'10"). A large area in need of modernisation, featuring laminate flooring and basic wall and base units with partially tiled splashback and a stainless steel sink with mixer tap. Space for an electric oven and fridge freezer, exposed beams add a rustic touch Open plan from the kitchen provides ample space for a dining table, electric wall heater Window to the side



### Hallway

The inner hallway provides access to all rooms, exposed beams add a touch of character.

### Bathroom

Dimensions: 1.87 x 4.58 (6'1" x 15'0"). Shower cubicle with electric shower, pedestal wash basin, W.C., access to the loft.

### Bedroom One

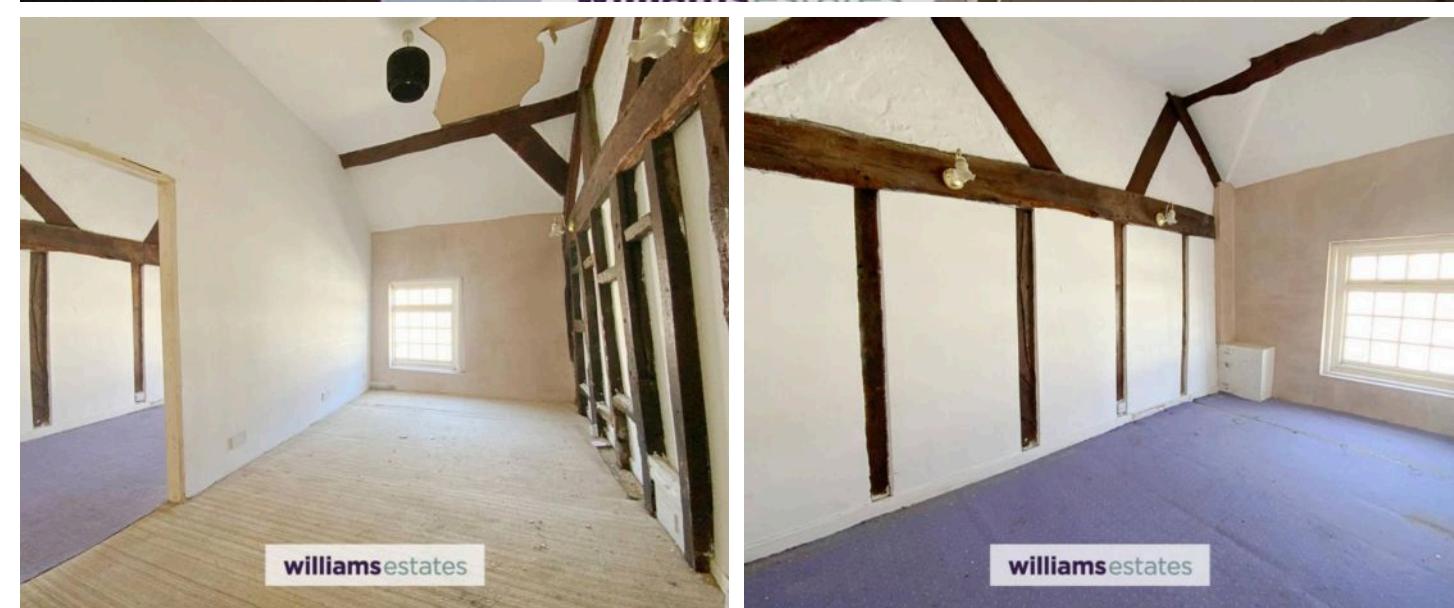
Dimensions: 3.91 x 2.52 (12'9" x 8'3"). Cottage style windows to the front, exposed beams and perlin, access to the loft

### Bedroom Two

Dimensions: 3.12 x 2.42 (10'2" x 7'11"). Electric storage heater, windows to the front, exposed beams and archway, large storage cupboard with storage above

### Living Room

Dimensions: 4.82 x 3.21 (15'9" x 10'6"). Exposed beams, window to the front overlooking Ruthin Gaol, doorway leads to



### Bedroom Three

Dimensions: 4.70 x 2.24 (15'5" x 7'4"). Cottage style window to the front, loft access and exposed beams, electric storage heater

### Utility Room

Dimensions: 2.27 x 2.11 (7'5" x 6'11"). Fitted with storage



REAR GARDEN

williams estates



## Ground Floor

Floor area 3.0 sq.m. (32 sq.ft.) approx

## Flat 41

Floor area 82.6 sq.m. (890 sq.ft.) approx

## Flat 43

Floor area 97.5 sq.m. (1,050 sq.ft.) approx

## Chip Shop & Pizza Shop

Floor area 70.6 sq.m. (760 sq.ft.) approx

**Total floor area 253.8 sq.m. (2,731 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



## Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • [Ruthin@williamsestates.com](mailto:Ruthin@williamsestates.com) • [www.williamsestates.com](http://www.williamsestates.com)

Whilst every care has been taken to prepare these particulars, they are issued by Williams Estates Direct Limited, trading as Williams Estates, for guidance purposes only and do not constitute any part of an offer or contract. All measurements are approximate and provided for general guidance only. Whilst every effort has been made to ensure their accuracy, they should not be relied upon, and prospective purchasers are advised to recheck the measurements.