



**williams** estates

**15 Min Yr Afon, Ruthin – LL15 1NR**  
**£895 pcm**

# 15 Min Yr Afon

Ruthin

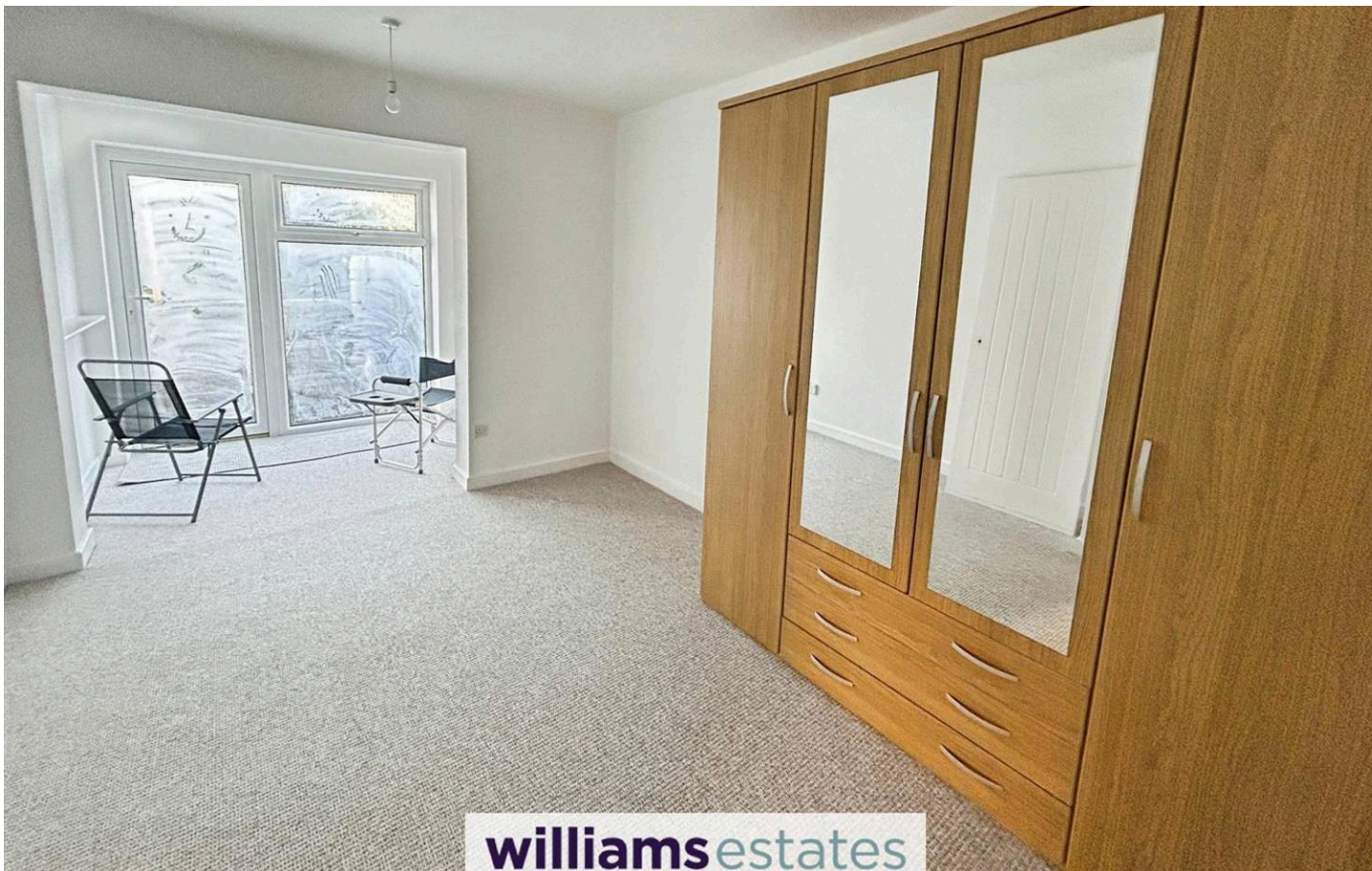
Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



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### Accommodation

Double glazed uPVC door with adjoining uPVC window.

### Entrance Hall

Dimensions: 1.551 x 1.266 (5'1" x 4'1"). Newly laid carpet, single power point, built in cupboard housing Worcester central heating boiler with shelving and lighting.

### Kitchen

Dimensions: 3.005 minimum 3.567 maximum x 2.395 (9'10" minimum). With a range of wall, drawer and base units, single stainless steel sink and drainer, plumbing for a washing machine, power points, extractor hood, extractor fan, linoleum flooring and uPVC window to the side and uPVC door to the side elevation.

### Living Room

Dimensions: 3.463 x 5.099 (11'4" x 16'8"). With uPVC window to the front elevation, laminate flooring, TV aerial, power points, radiator, with fire suite incorporating a coal effect with living flame gas fire. Door leads into

### Inner Hall

Dimensions: 1.230 x 1.614 (4'0" x 5'3"). With newly laid carpet, power point, loft access hatch and airing cupboard incorporating a radiator.

### Bedroom One

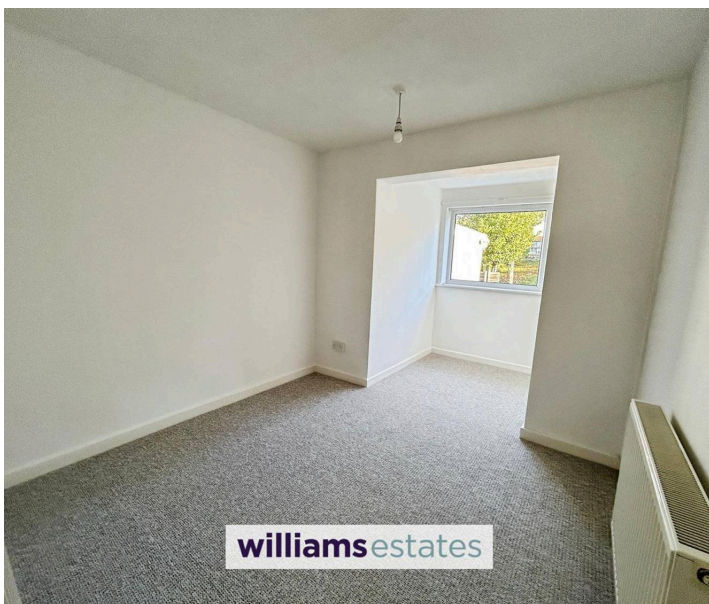
Dimensions: 3.084 x 4.063 - dressing area - 1.627 x 2.414 (10'. With newly laid carpet, radiator, quadruple wardrobe and square arch leading to the dressing area with power point, newly laid carpet, uPVC window to the rear and uPVC door leading onto the rear garden.

### Bedroom Two

Dimensions: 2.72m x 2.79m - dressing area 1.423 x 2.178 (8'11". With radiator, power points and square arch leading into the dressing area, with power point and window to the rear elevation.

### Shower Room

With a low flush W.C, pedestal washbasin, step to a



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### Shower Room

With a low flush W.C, pedestal washbasin, step to a raised shower enclosure, with overhead Mira shower, extractor fan, linoleum flooring, radiator and obscure uPVC window to the side elevation.





## Williams Lettings

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