



COBBLERS COTTAGE

Upper Clwyd Street, Ruthin

Rickitt
Partnership

A double fronted cottage in the town centre

Double fronted end cottage ♦ In the heart of town centre ♦ Two double bedrooms ♦ Sitting Room ♦ Dining kitchen ♦ Shower room ♦ Outside seating areas ♦ Off road parking ♦ Elevated views to front ♦ EPC D

Description

A delightful two bedroom period double fronted cottage in a secluded location in the heart of Ruthin town centre. This beautifully presented property has a mixture of modern and period features including the contemporary style kitchen and exposed beams/timber throughout. To the outside, is a paved seating area adjoining the front of the dining kitchen, gravelled area offering off road parking and a raised paved terraced area.

Dining Kitchen

Entrance via a stable door to front. Open staircase to first floor with a range of cupboards and drawers beneath. A range of wall and base units with Corian work surface above with inset sink with mixer tap. Neff four ring electric hob with extractor fan above. Floor to near ceiling units with Neff electric oven, integrated AEG dishwasher, fridge/freezer, integrated washing machine and cupboard housing Vaillant gas fired boiler. Double glazed double doors and windows to front. Exposed beam. Two radiators.

Sitting Room

Feature fireplace with inset Esse dual fuel burner, part exposed brickwork above and stone hearth. Two double glazed windows to front. Exposed beams. Radiator.





First Floor Landing

Two double glazed windows to front. Exposed beams and timber.

Bedroom One

A range of built in wardrobes. Two double glazed windows to front and skylight. Exposed beams and timbers. Radiator.

Bedroom Two

A range of built in wardrobes. Two double glazed windows to front and skylight. Exposed beam. Radiator.

Shower Room

Large walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled walls. Tiled floor. Radiator.

Outside

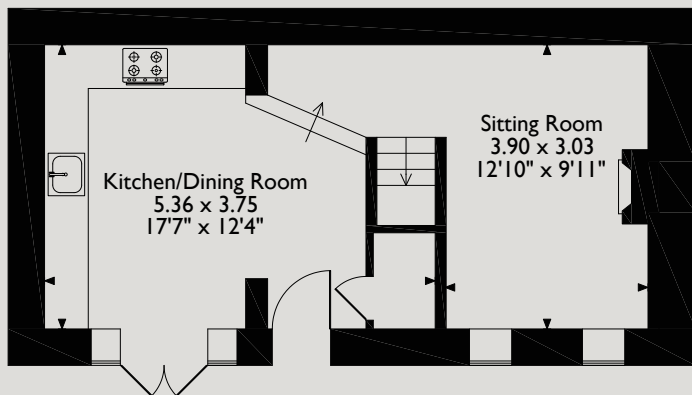
The cottage is approached over a shared residents only no-through driveway. There is a brick paved terraced area adjoining the front of the dining kitchen. Across the driveway is a gravelled area offering off road parking for two/three cars. There is a slightly raised paved terraced area offering a pleasant seating area. By the right hand side of the cottage is an area for bins.

Property Information

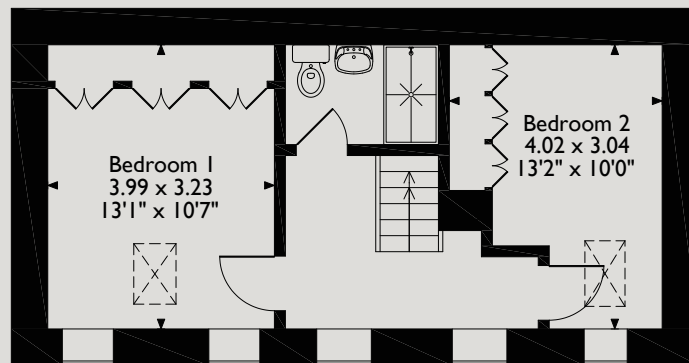
The council tax is band B. We understand the property is freehold. With mains water, electricity, mains drainage and full fibre connected. Gas fired central heating and hot water.



Approximate Gross Internal Area 66 Sq M/710 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.