



3 Crispin Yard Clwyd Street, Ruthin – LL15 1HN

Offers in Region of **£155,000**

3 Crispin Yard Clwyd Street

Ruthin, Ruthin

NO ONWARD CHAIN. This beautifully presented two-bedroom end of terrace home offers a perfect blend of modern comfort and a black canvas, having been recently renovated you will find of a modern kitchen/diner, a large reception room, down stairs W.C. Upstairs there are two well proportioned bedrooms and a bathroom. Externally the property boasts a low maintenance garden and off street parking. With it's convenient location only within walking distance of Ruthin Town Centre this is not one to miss.

Council Tax band: C

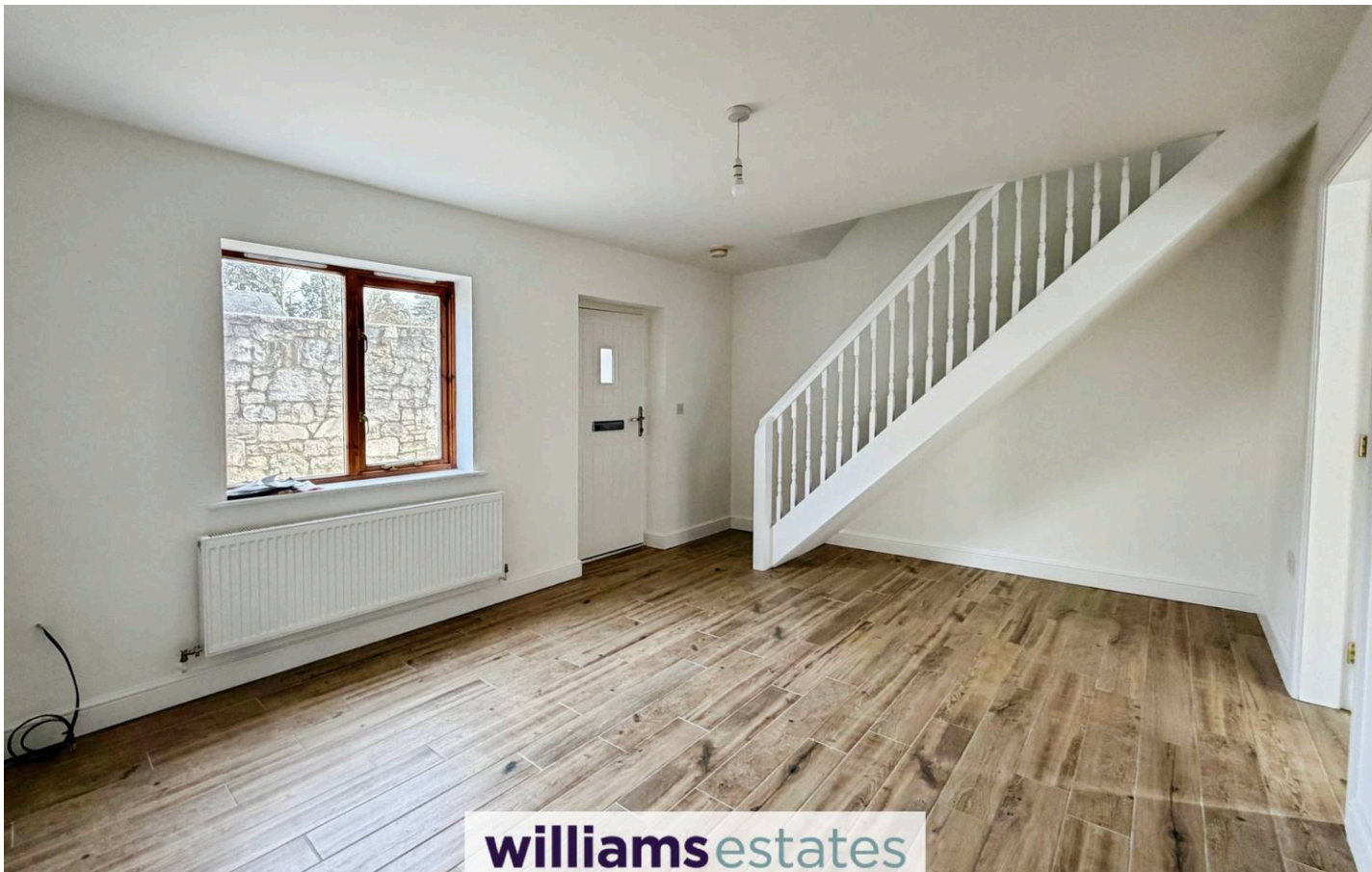
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Accommodation

A composite door leading into:

Living Room

11' 8" x 14' 8" (3.56m x 4.46m)

A bright and airy room with wood effect laminate flooring, power points, radiator, TV point, staircase rising and door through to:

Kitchen/Diner

11' 5" x 9' 0" (3.47m x 2.74m)

A modern kitchen in grey shaker style with wall, draw and base units, complementary worktops over, built in oven with four ring hob and stainless steel extractor fan above, stainless steel sink and drainer with stainless steel mixer taps, void for washer machine, same wood effect laminate flooring carried through from the reception room, power points, radiator, double glazed window to the rear, storage cupboard housing the Worcester boiler, uPVC double glazed door to the rear garden and further door leading into:

Cloakroom

5' 9" x 2' 11" (1.76m x 0.88m)

With a low flush W.C, pedestal wash basin with mixers taps and tiled splash back, radiator and double glazed window to the rear elevation.

Landing

With newly fitted carpets, power point and doors off:

Bedroom One

11' 6" x 11' 5" (3.51m x 3.49m)

A good sized bedroom with built in wardrobe with hanging rail, large built in storage cupboard, radiator, power points, newly fitted carpets and double glazed window to the front elevation.



Bedroom Two

7' 9" x 9' 4" (2.36m x 2.84m)

A bright and airy room with radiator, power points, newly fitted carpets, loft access and double glazed window to the rear elevation.

Bathroom

6' 6" x 6' 1" (1.99m x 1.86m)

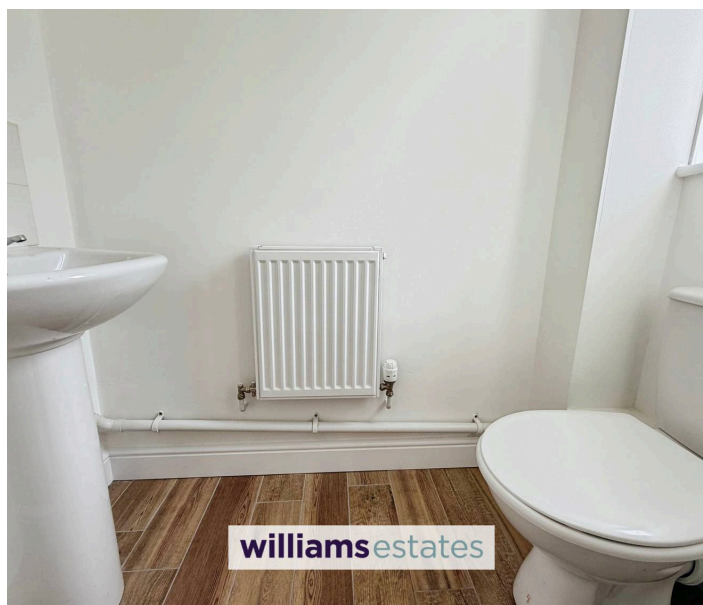
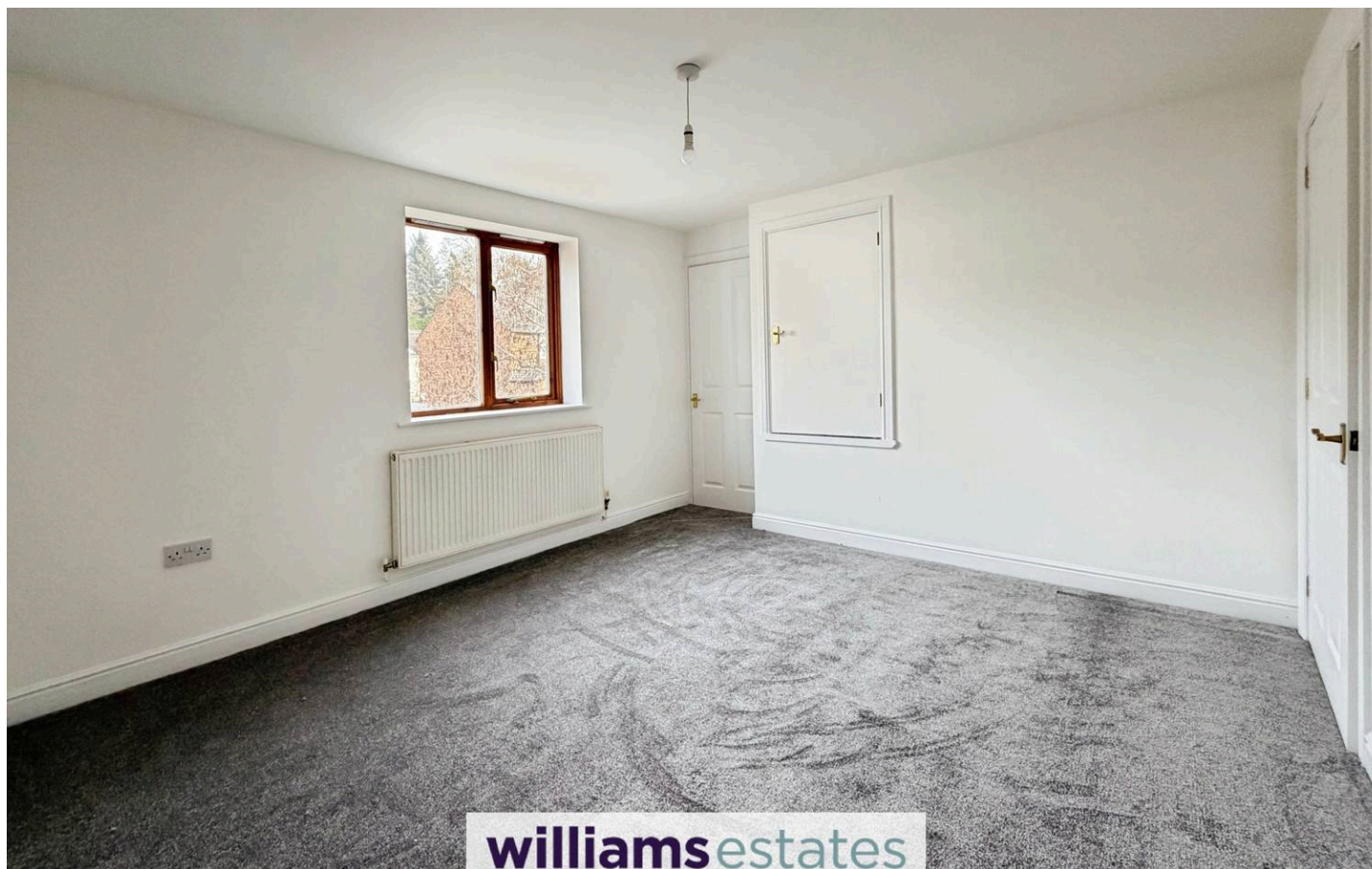
Having a three piece white suite comprising of low flush W.C, pedestal wash basin with mixer taps, panelled bath with Mira mixer valve shower and shower screen, tiled surrounding, radiator and double glazed window to the rear elevation.

Outside

Access from the kitchen to the rear of the property there is a small paved area which is bounded by fencing, with pathway running down the side of the property. To the front of the property is a low maintenance garden with off road parking.

Directions

From our Ruthin office proceed up Well Street and down Clwyd Street, turn left just before Cae Ddol Park and the property can be found by way of access next to the Castle Park Cafe



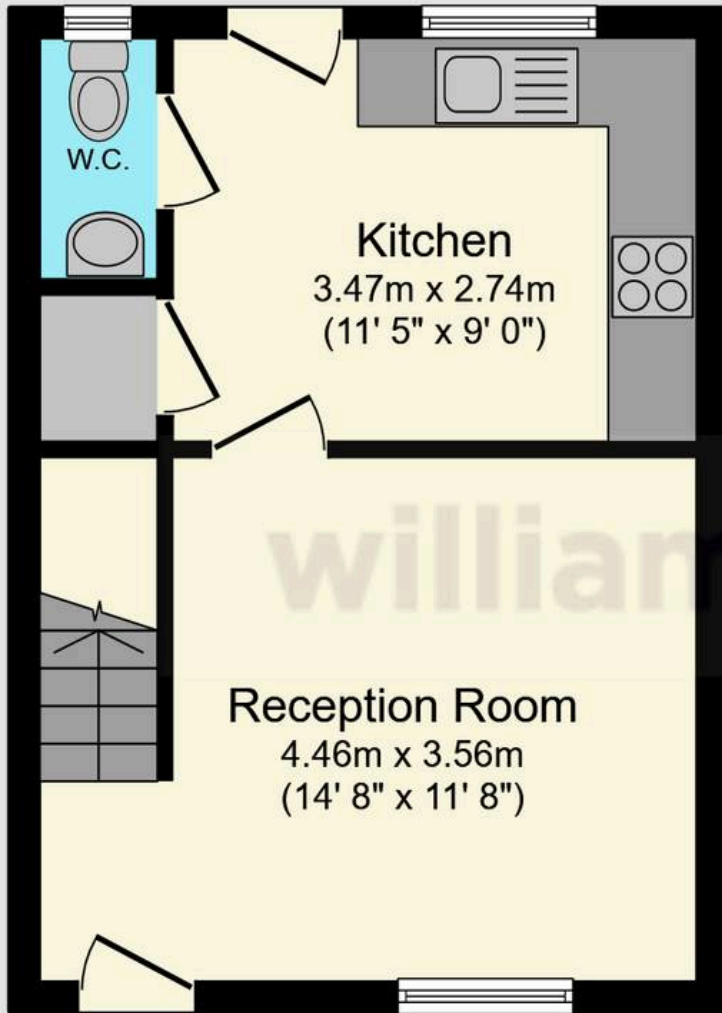


GARDEN

OFF STREET

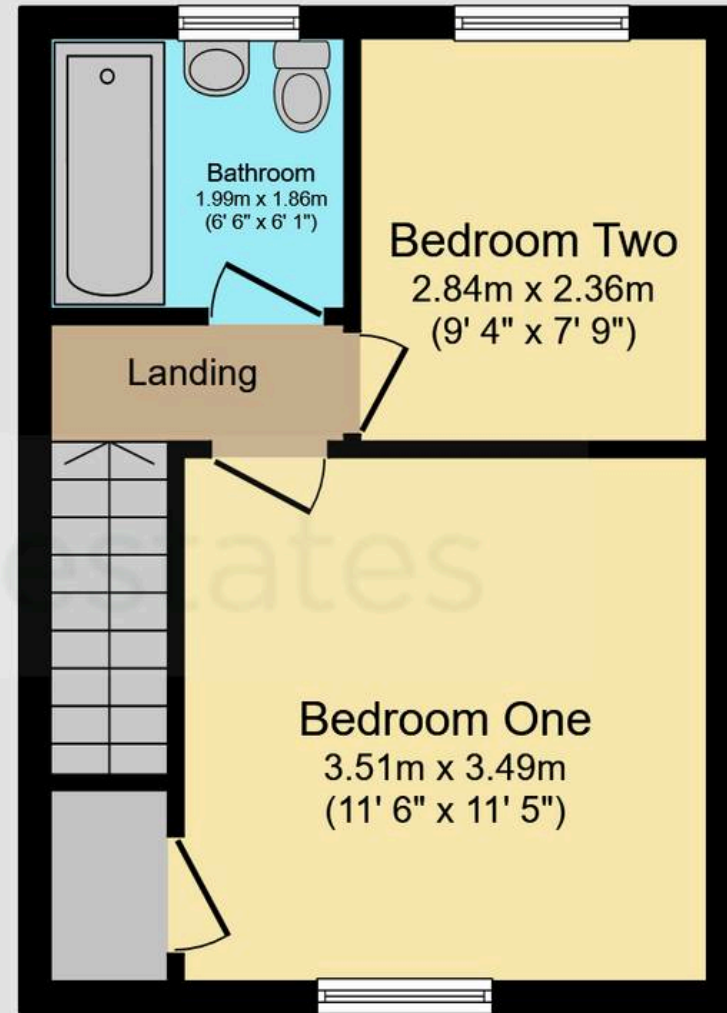
OFF STREET

1 Parking Space



Ground Floor

Floor area 28.6 sq.m. (307 sq.ft.)

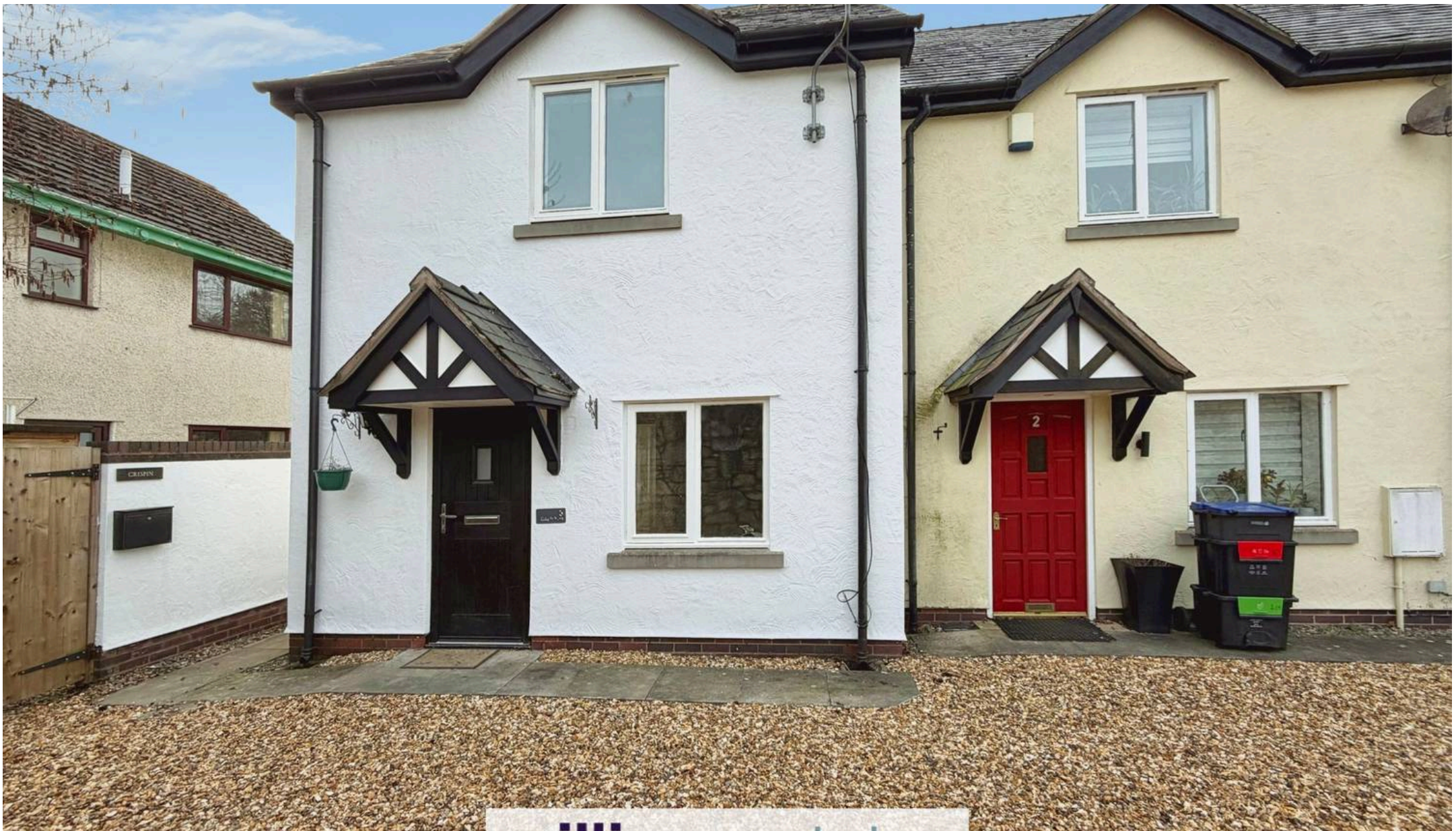


First Floor

Floor area 28.6 sq.m. (307 sq.ft.)

Total floor area: 57.1 sq.m. (615 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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