



47 Clwyd Street, Ruthin - LL15 1HH

Fixed Price £159,000

47 Clwyd Street

Ruthin

NO ONWARD CHAIN

A unique character property within the heart of Ruthin Town Centre, is a historical Grade II listed home with original features including wooden beams and flooring. The property comprises of hallway, living room with cast iron log burner, separate dining room with feature fireplace and kitchen. Upstairs the property boasts three double bedrooms, master having en-suite and a spacious bathroom. Externally the property benefits from a large outbuilding which is divided into stores/workshops and beyond this is extensive grounds which extends towards Ruthin Castle. Viewing is highly recommended to see the properties true potential , together with the development options available.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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Accommodation

Timber door leading into:

Entrance Porch

2' 9" x 3' 8" (0.83m x 1.12m)

Having lighting, space to hang coats and door leading into:

Lounge

17' 3" x 11' 10" (5.26m x 3.61m)

With exposed stone inglenook fireplace sitting on a slate hearth with cast iron log burner, original ceiling beams, deep skirting boards, tiled flooring, single glazed timber window to the front elevation, single radiator, powerpoints, wall lights, understairs storage cupboard, turning staircase and door leading into:

Dining Room

9' 2" x 9' 9" (2.79m x 2.96m)

Having a cast iron fireplace with timber mantel and slate hearth, two original wooden storage cupboards on each side of the fireplace, original beam ceiling and deep window sill with single glazed window to the rear elevation, wall lights, radiator and powerpoints.

Kitchen

6' 2" x 7' 9" (1.88m x 2.35m)

Having base units with working surface over, stainless steel sink and drainer, void and plumbing for washing machine, space for electric cooker, exposed stone work around to door frame, single glazed window to the rear elevation, part tiled walls, powerpoints and door leading to the rear garden.

Landing

From the lounge turning stairs leading up to the first floor with original exposed beams, velux roof window and doors off:



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Master Bedroom

14' 10" x 16' 4" (4.51m x 4.98m)

A spacious double room features exposed beams, original wood floor, single glazed window to the front elevation having views of town, built in storage cupboard, TV aerial point, radiator and door leading into:

Master En-suite

2' 7" x 5' 9" (0.80m x 1.76m)

Having a shower cubicle with electric shower unit, shower screen, wash basin with mixer tap, part tiled walls and lighting.

Bedroom Two

18' 5" x 13' 0" (5.61m x 3.95m)

Another spacious double room having two single glazed window to the front elevation and single glazed window to the rear elevation, exposed beams, original wooden flooring and radiator.

Bedroom Three

9' 5" x 10' 2" (2.88m x 3.11m)

A bright and airy room having a deep sill, single glazed window to the rear elevation, radiator, home of the combination boiler and door leading into:

En-suite W.C

Having low flush W.C and pedestal wash basin with mixer taps.

Bathroom

8' 4" x 10' 10" (2.53m x 3.30m)

A good sized room comprising of free standing roll top style bath, wash basin with mixer tap, shower enclosure with glass shower screen and electric shower, and low flush W.C, exposed beams, wooden flooring, velux window, storage cupboard, and attractive feature glass brick wall.

Outside

This property has a paved patio area from the kitchen and boasts an extensive plot with outbuildings to the rear. There is a gate which leads to the extensive grounds, the boundary extends to the rear of Ruthin Castle.

Outbuildings

The main outbuilding is made up of three workshops on the ground floor which could be used as storage or be developed for other uses. There are two additional smaller





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Ground Floor



First Floor

Total floor area: 114.5 sq.m. (1,232 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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