10b Mwrog Street, Ruthin - LL15 1LF

Offers in Region of **£159,000**

10b Mwrog Street

Ruthin

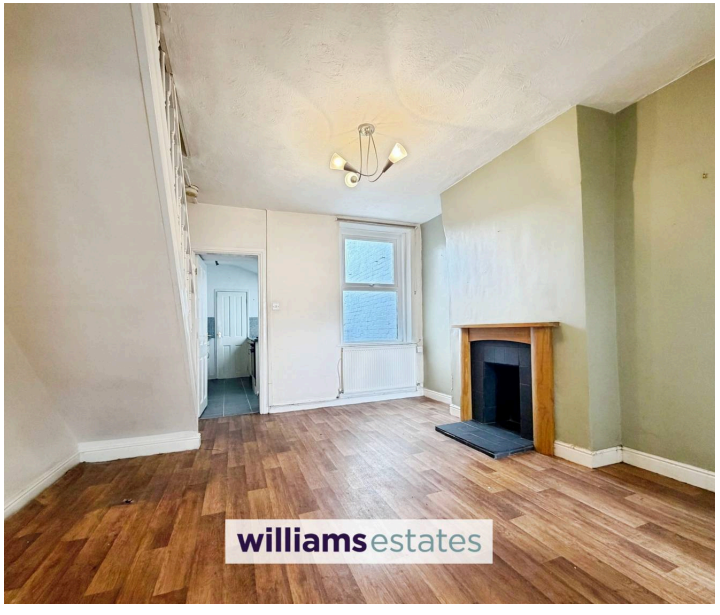
Offered for sale with NO ONWARD CHAIN in need of modernisation this spacious mid-terrace property conveniently located in a popular residential area of Ruthin and within in walking distance to the town centre. The property offers a living room, dining room, kitchen, bathroom and two well proportioned bedrooms. Externally there is a good sized rear garden, an outbuilding and parking. An investor or first time buyers opportunity, an ideal project for those looking to undertake a renovation project, viewings highly recommended to see the property true potential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Accomodation
uPVC double glazed door leading into:
Entrance Porch
Having hanging rail, lighting, and door leading into

Living Room
11' 3" x 11' 2" (3.42m x 3.41m)
A bright and airy rooming with large uPVC double glazed bay window to the front elevation, two panelled radiators, PowerPoints, feature fireplace with tiled hearth and archway opening into

Dining Room
12' 0" x 12' 4" (3.65m x 3.77m)
With another feature fireplace with wooden mantelpiece and tiled hearth, panelled radiator, power points, uPVC double glazed window to the rear elevation, stairs rising and door leading into

Kitchen
10' 7" x 6' 4" (3.23m x 1.94m)
Having a range of wall, drawer and base units, working surfaces, space for washing machine, oven with four ring gas hob above and extractor fan over, stainless steel steel bowl with mixer tap, stainless steel drainer, space for under counter freezer, tiled splash back, large uPVC double glazed window to the side elevation, uPVC double glazed door to the rear garden and door leading into

Bathroom
4' 11" x 6' 4" (1.49m x 1.93m)
Having a three piece suite comprising of pedestal wash basin with mixer tap, low flush W.C, tiled bath with electric over head shower, floor to ceiling tiled walls, tiled flooring, radiator, cupboard homing the boiler and uPVC double glazed frosted window to the side elevation.

Bedroom One
12' 5" x 9' 11" (3.78m x 3.01m)
A double room with radiator, PowerPoints and uPVC double glazed window to the front elevation.
Bedroom Two
12' 4" x 9' 1" (3.76m x 2.78m)
Another double room with radiator, uPVC double glazed window to the rear elevation, power points, and cupboard homing the hot water cylinder.

Rear Garden
From the kitchen in a concrete area currently homing the bins with a gate which leads up to an outbuilding and a decked area to a mostly laid to lawn rear garden with mature shrubs to the back with fence panels to either side.

Directions
From our Ruthin office head down Clwyd Street, at the junction bear left onto Mwrog Street, continue for 90 yards and the property will be located on your right.

GARDEN

ON STREET

2 Parking Spaces

Ground Floor First Floor

Total floor area: 61.5 sq.m. (662 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

williams estates

Williams Estates Ruthin Office

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

01824704050 • Ruthin@williamsestates.com • 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