



Clwyd Street, Ruthin LL15 1HH

£160,000

Monopoly Buy Sell Rent is pleased to offer an opportunity to purchase a unique and historical property in the heart of the medieval town of Ruthin. The property comprises a hallway, lounge and separate dining room with feature fireplaces in both. There is also a kitchen at the rear of the property. The property has retained many of its original features including open beams, fireplaces, and original wooden floors. Outside the property is a large outbuilding divided into stores/workshops which could provide the purchaser a range of options for development. Beyond the outbuilding, the extensive grounds extend towards the boundary of Ruthin Castle. This is truly a unique property, which offers the purchaser a range of development options together with the opportunity to own a slice of history.

- Historical Grade 2 Listed Property in the Heart of Ruthin
- 3 Double Bedrooms
- Large Well Appointed Bathroom
- Large Outbuilding Offering Development Opportunities
- Ideal Town Centre Location
- Vacant Possession with No Onward Chain
- 2 Reception Rooms
- Gas Central Heating
- Extensive Grounds to the Rear of the Property
- Council Tax Band C



Entrance Porch

Timber entrance door into porch with light and space to hang coats leading through a second timber door into the lounge.

Lounge

This room is full of character having the benefit of a cast iron log burner sitting on a slate hearth within an inglenook fireplace. The inglenook is framed by exposed stone. The room has other original features such as a tiled floor, deep skirting boards, and original ceiling beams. There is a single-glazed timber window overlooking the front of the property together with a single radiator. The room also benefits from wall lights and useful understair storage. A turned staircase leads up from the lounge to the first-floor accommodation and there is another door that leads into the dining room.

Dining Room

This room features a cast iron fireplace with a timber mantel and slate hearth. There are two very useful original wooden storage cupboards on each side of the fireplace. This room has also retained its original beamed ceiling and has a deep window sill to the rear-facing single-glazed window. The room has ceiling and wall lights and benefits from a radiator under the rear window.

Kitchen

The kitchen has adequate room for a stainless steel sink and drainer, a void with plumbing for a washing machine together with space for an electric cooker. A special feature of the kitchen is the exposed stonework around the doorway to the kitchen. There is access directly out into the rear garden and the extensive outbuildings.

Landing

The first floor is accessed via the turned staircase from the lounge. The landing extends the length of the first floor and is characterized by the original exposed beams. In addition, extra light is provided by means of a velux roof window. All rooms lead on from the landing

Master Bedroom

This is a substantial bedroom with en-suite. In keeping with the other rooms in the house this room also features exposed beams. The flooring is the original wood floor. There is a single-glazed window overlooking the front of the property. The room also has a built-in cupboard and a TV ariel point. There is also a radiator. A door leads on to the en-suite shower room

Master En-suite

The en-suite has an electric shower, a wash hand basin with a mirror and light fitting above. The shower cubicle is lined with PVC cladding.

Bedroom 2

This large room benefits from two single-glazed windows overlooking the front of the property. The bedroom also has a number of exposed beams together with original wooden flooring. The bedroom benefits from one radiator



Bedroom 3

This bedroom includes an additional WC and wash hand basin. It has a single-glazed window overlooking the rear of the property. The window has a very deep sill. The room has one radiator and the combination boiler is located in this room.

Bathroom

This is a large room accommodating a free-standing bath, washbasin, shower, and WC. The bath is a roll-top style bath in keeping with the character of the property. The electric shower is in an enclosure that has pvc cladding and a very attractive feature glass brick wall. The wash hand basin has a mirror above. In keeping with the other rooms in the house there are exposed beams and wooden flooring. The ceiling has inset lights as well as a velux window. There is also a useful store cupboard in the room.

Outside

This property boasts an extensive outbuilding at the rear of the property. This can be accessed from the kitchen or by a side door from Clwyd Street. The main outbuilding consists of three workshop-type rooms on the ground floor that could be used for storage or developed for other uses. There are an additional two smaller rooms which, could be used for storage. The first-floor room is accessed via a wooden staircase at the rear of the property. This room has views over the extensive rear grounds. The room has a kitchenette.

Rear Grounds

Beyond the outbuildings are extensive grounds. The boundary extends to the rear boundary of Ruthin Castle. The current owners did apply for planning permission to develop this land to provide two further dwellings. This planning has now elapsed.

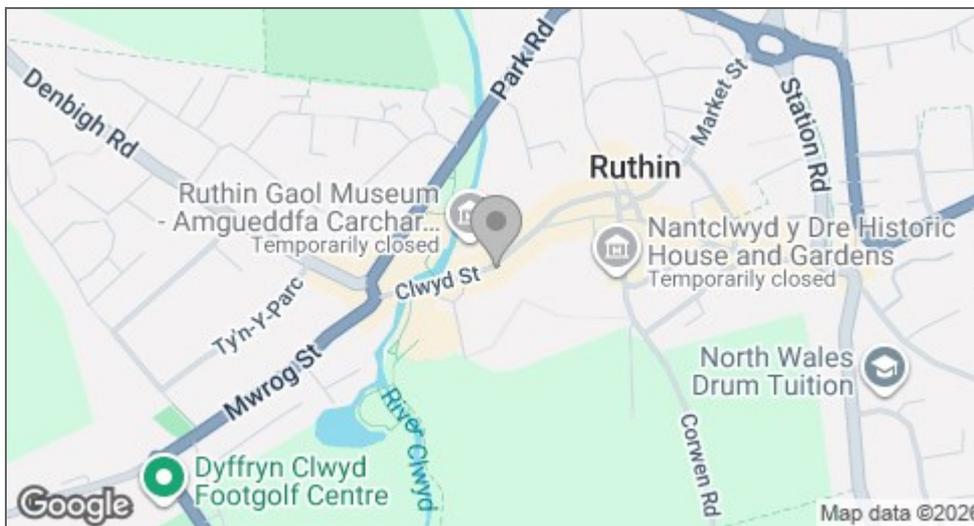












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

