



15 Well Street, Ruthin - LL15 1AE

Offers in Region of **£289,959**

15 Well Street

Ruthin, Ruthin

Offered For Sale with NO ONWARD CHAIN is this recently refurbished and renovated three storey Town House in the Centre of Ruthin. This Grade II Listed property comprises generous entrance hall, living room and newly fitted modern kitchen with built in appliances to the ground floor with second living room/bedroom four, shower room and bedroom to the first floor with two further bedrooms, one with en-suite to the second floor. To the rear is a pretty enclosed courtyard and store.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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Accommodation

Timber front door opens into

Reception Hall

Stair lead off to first floor, door opens into

Living Room

Dimensions: 4.14m x 4.37m (13'7 x 14'4). Feature fire place, sash window to the front elevation, opening through to

Kitchen

Dimensions: 4.24m x 3.43m (13'11 x 11'3). Newly fitted with a range of modern base and wall units with matching central island and marble effect work surfaces, large central dais and breakfast bar with integrated electric hob, pan drawers and storage cupboards, inset one and half bowl sink with mixer tap and drainer, integrated oven, fridge, freezer, dishwasher and washing machine. Window to the rear with low level seat, further fitted cupboard housing the gas fired combination boiler, wood grain effect floor finish and panelled radiator.



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First Floor Landing

With radiator.

Bedroom Three/Lounge

Dimensions: 4.37 x 3.07 (14'4" x 10'0"). Georgian style sash windows overlooking Well Street, with painted shuttering and surround together with window seat and panelled radiator.

Bedroom Four

Dimensions: 3.43 x 3.07 (11'3" x 10'0"). Window to the rear and panelled radiator.

Shower Room

Dimensions: 2.92 x 1.78 (9'6" x 5'10"). With luxury white suite comprising of a floor level shower tray with bi fold glazed screen and high output shower having monsoon style head, attractive stone effect tiling in part together with vanity unit with round bowl and cascade tap. low level W.C, ceiling down lighters, ceramic tiled flooring and chrome effect heated towel rail.

Second Floor Landing

With radiator.

Bedroom One

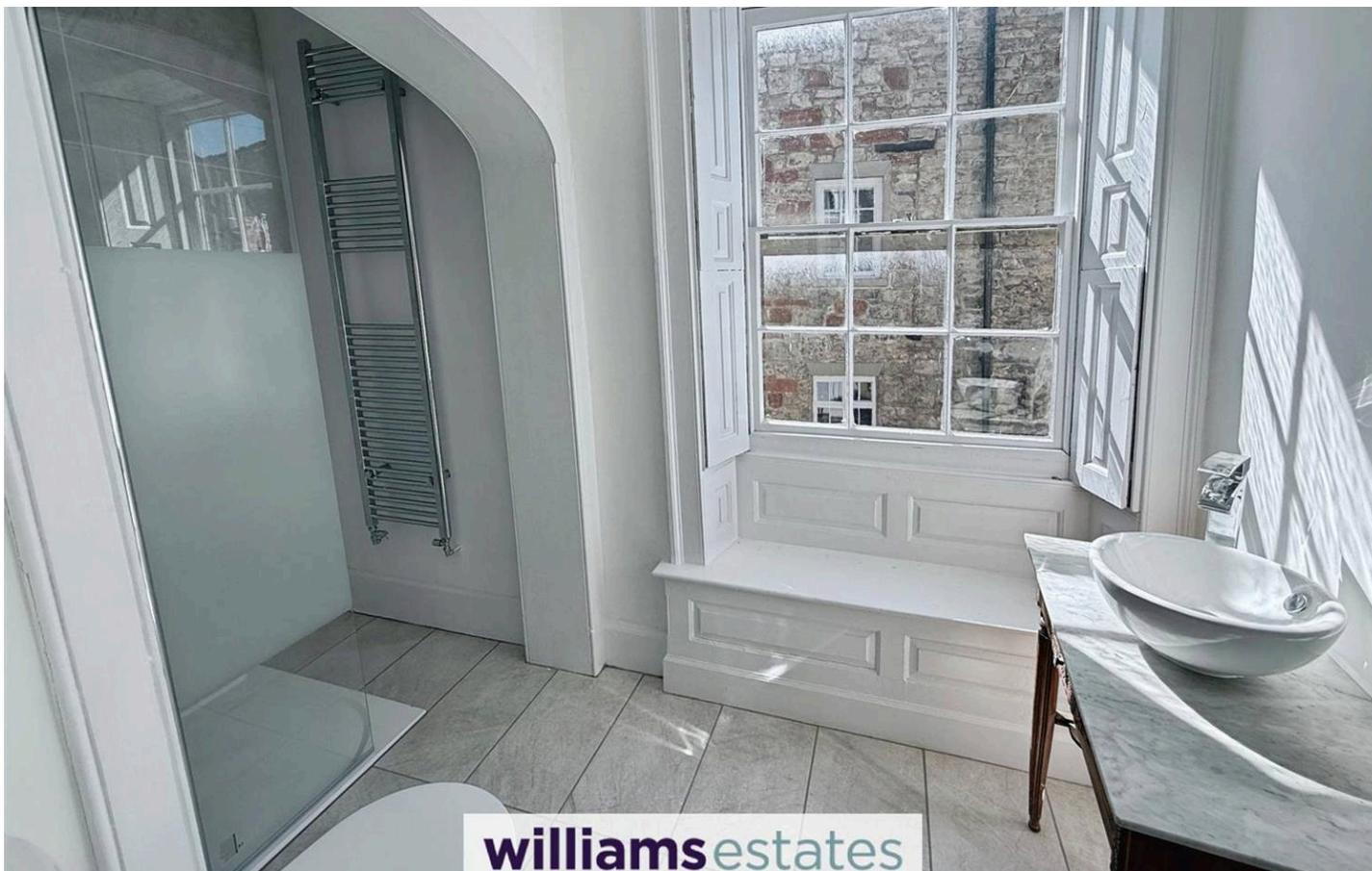
Dimensions: 4.45 x 4.09 (14'7" x 13'5"). A spacious room to the front elevation with aspect over Well Street, window seat with painted shutters and two panelled radiators.

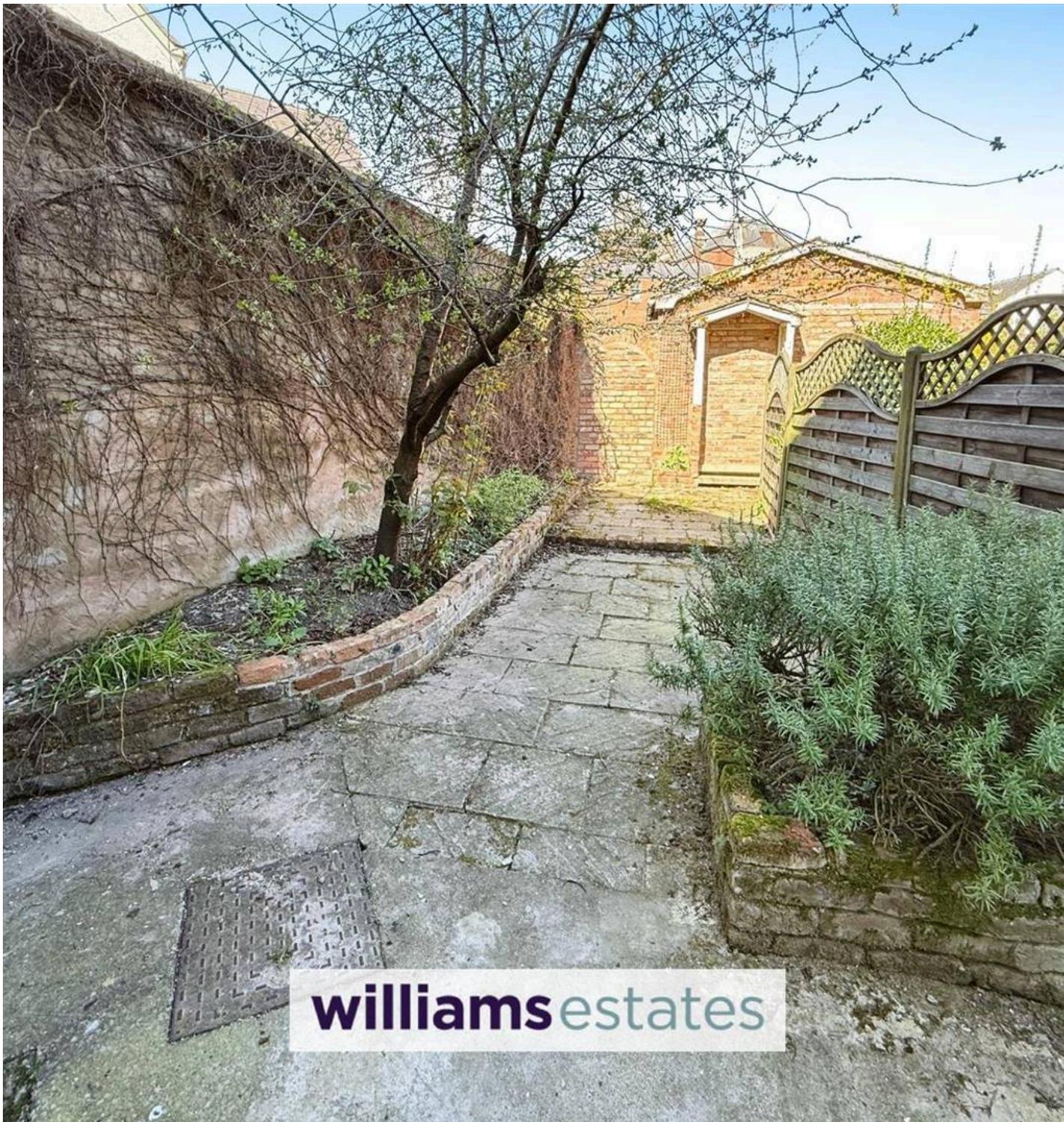
En Suite

Dimensions: 3.40 x 1.73 (11'1" x 5'8"). With luxury white suite comprising of large level floor shower tray with bi fold glazed screen and high output shower with monsoon style head, fitted cabinet with marble top and glass round bowl with cascade tap, low level W.C, extractor fan, ceiling down lighters, ceramic tiled flooring and chrome effect towel rail.

Bedroom Two

Dimensions: 3.40 x 3.07 (11'1" x 10'0"). With panelled radiator, window to the rear having views across the rooftops of Ruthin towards Moel Fammau, Moel Henlli and the Clwydian Hill.





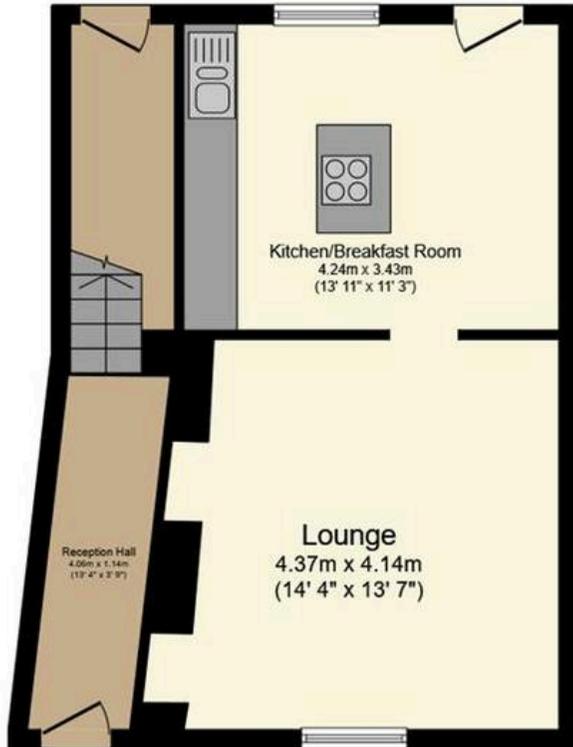
Outside

Glass panelled door lading from the kitchen to an enclosed rear patio garden with screen fencing and high brick walling. Also low level brick walls with raised shrubbery borders.

Integral Garden Store Room

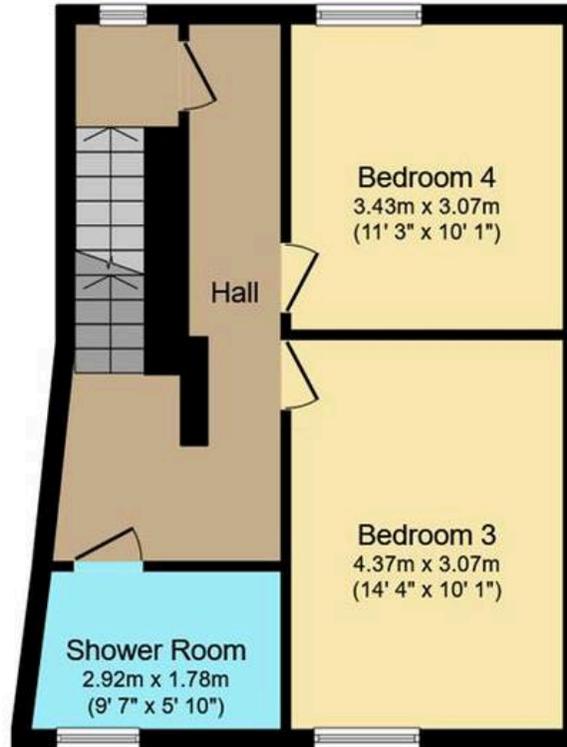
Directions

From our Ruthin office go via foot left onto Well Street where the property can be found on the left hand side.



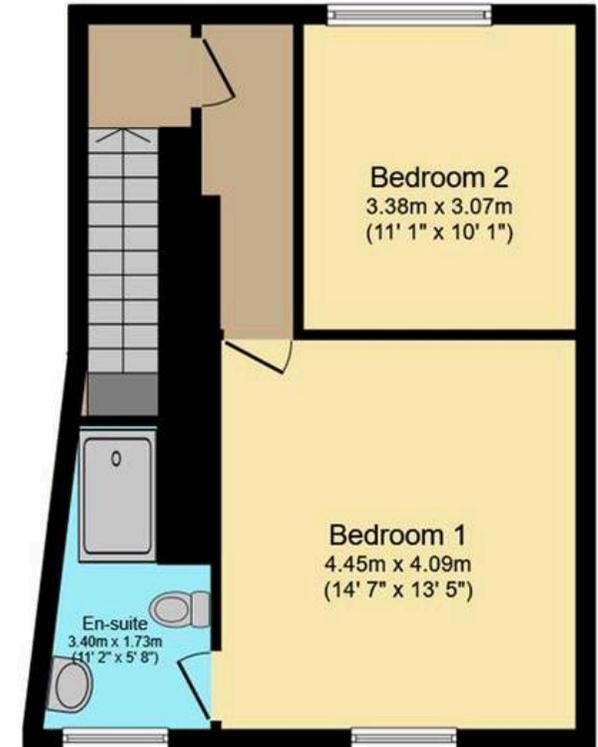
Ground Floor

Floor area 44.4 sq.m. (478 sq.ft.)



First Floor

Floor area 44.4 sq.m. (478 sq.ft.)



Second Floor

Floor area 44.4 sq.m. (478 sq.ft.)

Total floor area: 133.2 sq.m. (1,434 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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