



**13 Record Street, Ruthin - LL15 1DS**

Offers in Region of **£220,000**

## 13 Record Street

Ruthin, Ruthin

NO ONWARD CHAIN this three story townhouse, in need of some modernisation. Located within walking distance to Ruthin Town centre comprising of a large reception room, separate dining room with feature fireplace and log burner, kitchen, first floor landing too two double bedrooms and good sized wet room, second floor landing to a further bedroom and office/bedroom being a versatile room previous owner was looking to convert into an en-suite, further added benefits are easy maintenance garden and parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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### Accommodation

Having a uPVC double glazed door leading into

### Entrance Hall

Having stairs rising and glazed door leading into hallway with under stairs storage cupboard and doors off:

### Reception Room

18' 0" x 9' 8" (5.49m x 2.94m)

Having two large storage cupboards, featured fireplace, PowerPoints and uPVC double glazed bay window to the front elevation.

### Dining Room

10' 2" x 12' 1" (3.11m x 3.68m)

With wooden beams to the ceiling, brick feature fireplace with wood burning stove, power points and uPVC double glazed window to the rear elevation.

### Kitchen

10' 7" x 5' 2" (3.22m x 1.57m)

With drawer and base units, work tops over and wall units above, four ring gas hob, stainless steel sink and drainer with mixer tap, electric oven, tiled splash back, power points, void for under counter fridge, plumbing for washer machine and uPVC double glazed door leading to the rear courtyard.

### Landing to the First Floor

With stairs from the entrance leading up to the first floor with storage cupboard, PowerPoint and doors off

### Bedroom One

14' 3" x 10' 8" (4.35m x 3.25m)

A double bedroom with PowerPoints, tiled features fireplace, built in storage cupboard, uPVC double glazed bay window to the front elevation with views towards the Clwydian Range and Dee Valley and built in seating area and storage.

### Bedroom Two

11' 5" x 10' 4" (3.47m x 3.15m)

Another double sized room with PowerPoints and uPVC double glazed window to the rear elevation



**Bedroom Two**

11' 5" x 10' 4" (3.47m x 3.15m)

Another double sized room with PowerPoints and uPVC double glazed window to the rear elevation

**Wet Room**

6' 8" x 0' 8" (2.04m x 0.21m)

With low flush W.C, wash basin with mixer taps over, corner shower with electric shower head, tiled surrounding and uPVC double glazed window to the rear elevation.

**Landing to the Second Floor**

With turning staircase from the first floor leading up to the second floor and doors off

**Bedroom Three**

19' 6" x 10' 5" (5.95m x 3.17m)

Another good sized room with PowerPoints, built in storage cupboard and uPVC double glazed bay window to the front elevation

**Office/Bedroom**

6' 9" x 9' 5" (2.05m x 2.87m)

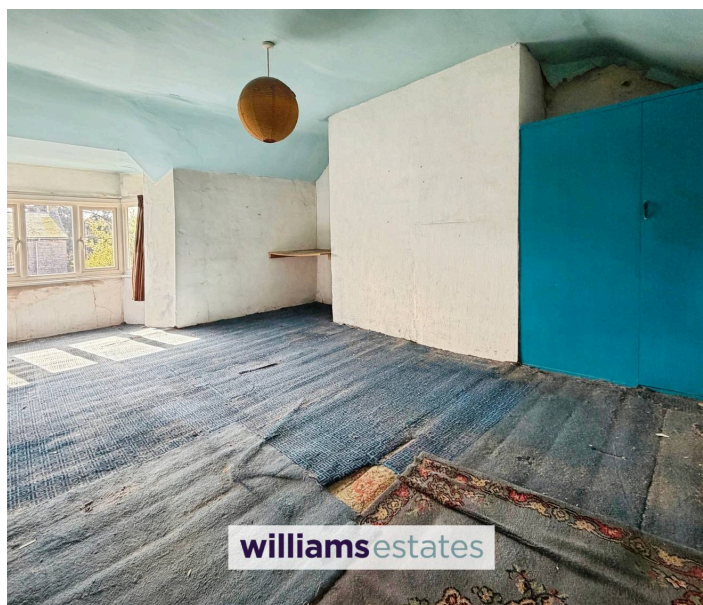
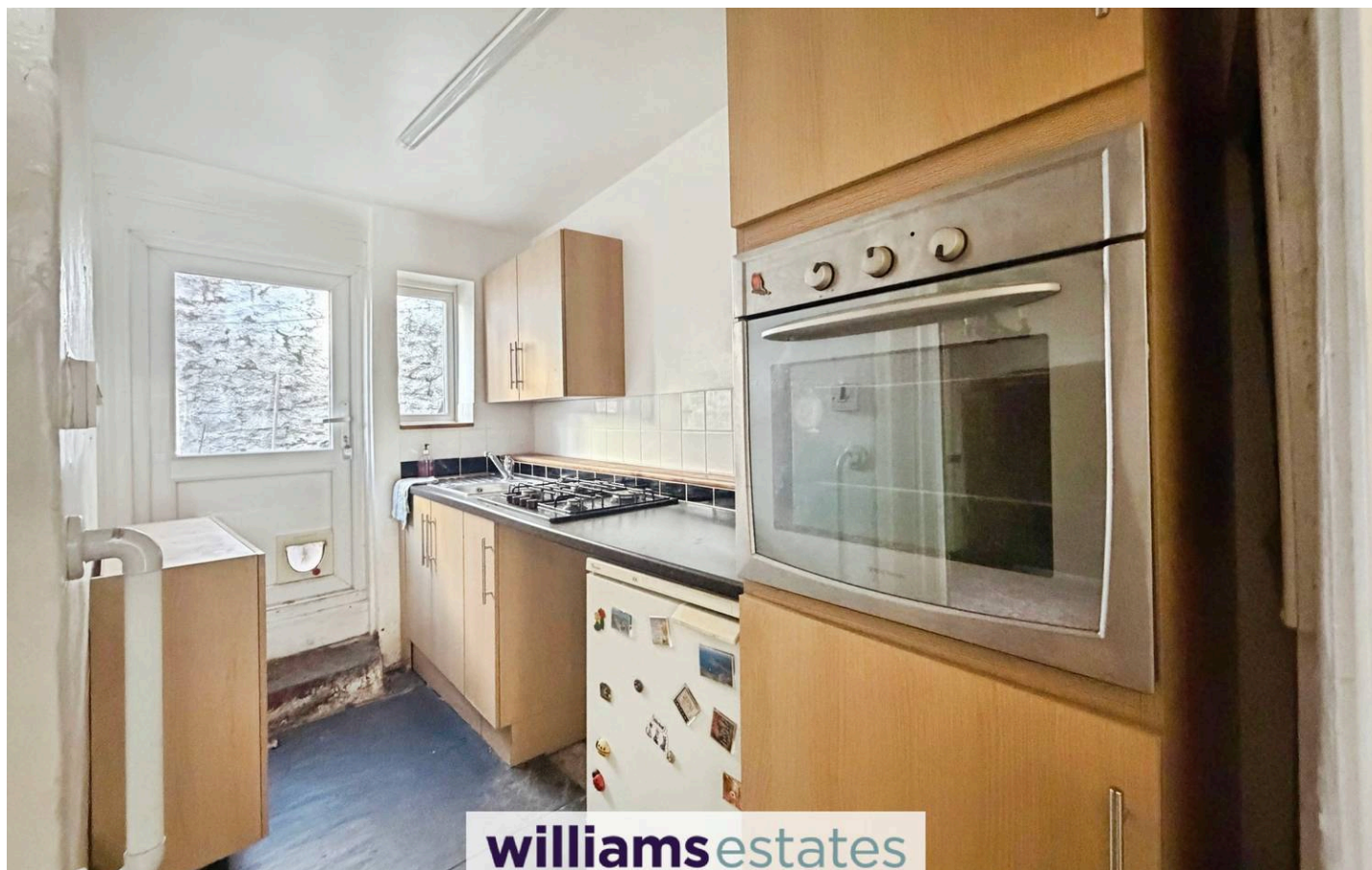
A single room with wooden window to the side elevation.

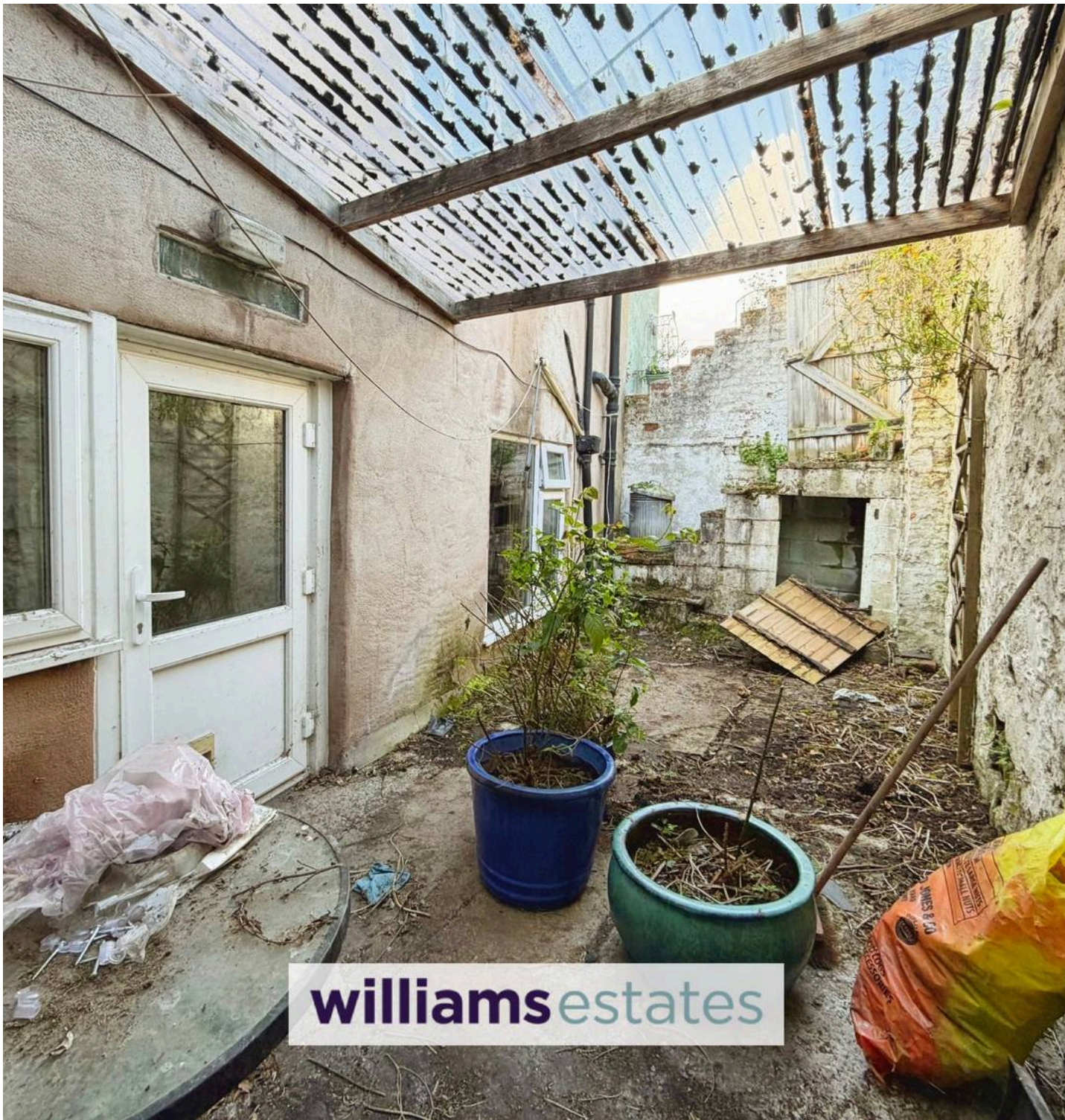
**Outside**

From the kitchen door leads out to an easy maintenance courtyard which is paved, has steps leading up to the castle mews car park.

**Directions**

From our Ruthin office, take the first exit at the roundabout onto Castle Street,, in 140 yards turn left on to Record Street , in 110 yards the property will be located on your left.

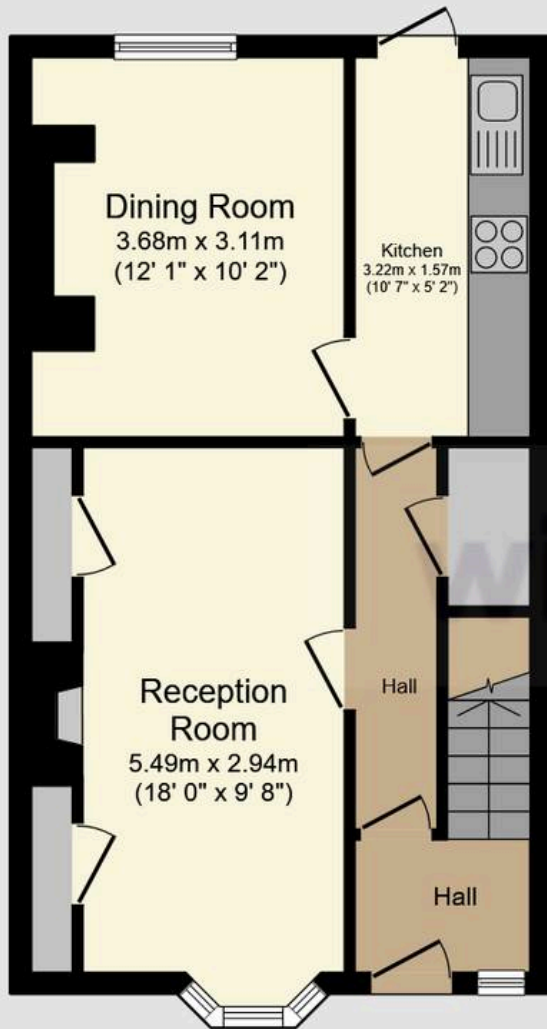




**GARDEN**

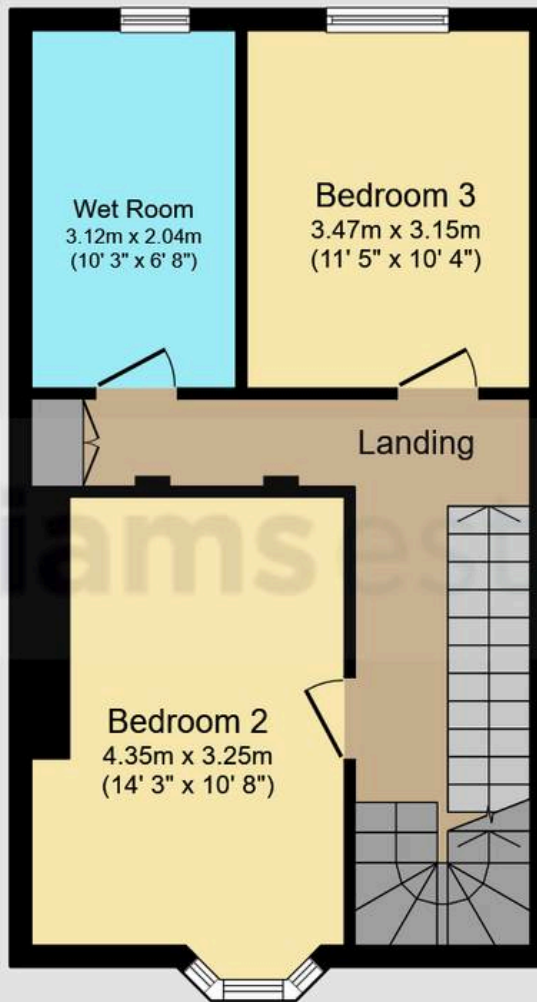
**ON STREET**

2 Parking Spaces



### Ground Floor

Floor area 43.2 sq.m. (465 sq.ft.)



### First Floor

Floor area 43.2 sq.m. (466 sq.ft.)



### Second Floor

Floor area 25.0 sq.m. (269 sq.ft.)

Total floor area: 111.5 sq.m. (1,200 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](http://www.Propertybox.io)

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