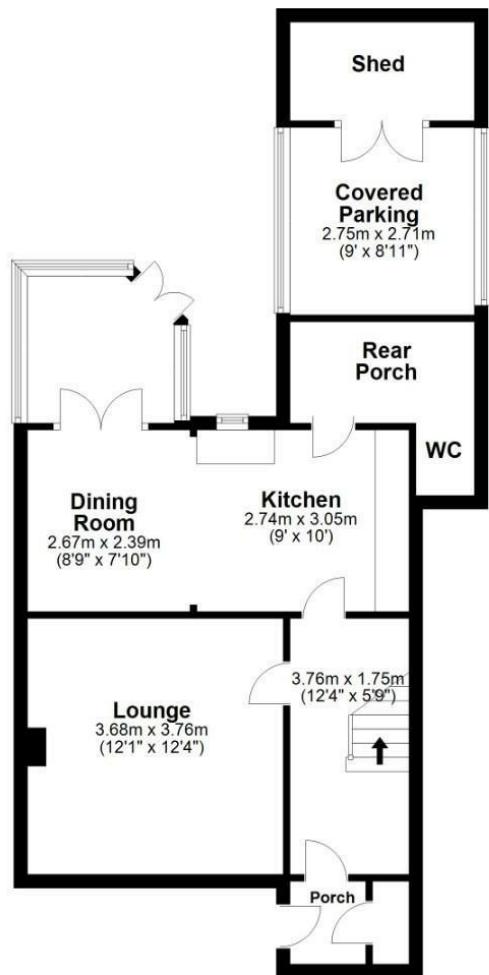


Ground Floor
Approx. 60.5 sq. metres (650.8 sq. feet)



Total area: approx. 98.0 sq. metres (1054.4 sq. feet)

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



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



43 Mwrog Street

Ruthin, Denbighshire,
LL15 1LB

Price
£190,000

A two bedroom end of terrace townhouse with refurbished kitchen, conservatory and on site covered parking area located in the heart of Mwrog Street about 0.3 miles from the town centre.

This attractive home affords outbuilt entrance porch, hall, lounge, open plan kitchen/dining room with adjoining conservatory and rear porch/cloaks with WC. First floor landing, two double bedrooms, box room and bathroom with separate WC. Modern gas central heating.

Return frontage with gated access to a covered parking area with a very useful adjoining store room and patio.

LOCATION**THE ACCOMMODATION
COMPRISSES****ENTRANCE PORCH**

Panelled glazed door leading to outbuilt and enclosed porch. Double glazed window to front with useful storage cupboard, double glazed door leading to the entrance hall.

ENTRANCE HALL

3.76m x 1.75m (12'4" x 5'9")

Staircase rising off, double glazed window to gable, panelled radiator.

LOUNGE

3.76m x 3.68m (12'4" x 12'1")



A spacious room with a modern inset wood burning stove with a large slate hearth in front, double glazed window to front, TV point, panelled radiator.

KITCHEN/DINING ROOM

5.44m x 2.74m (17'10" x 9')



Refurbished with a modern range of base and wall mounted cupboards with a off-white finish to door and drawer fronts and contrasting stone effect working surfaces to include an inset sink with mixer tap and drainer, inset four ring gas hob with attractive blue ceramic tiled upstand, stainless steel extractor hood above, integrated oven, fridge and freezer, space for washing machine, wood grain effect flooring, double glazed window, two panelled radiators.

CONSERVATORY

2.16m x 2.16m overall (7'1" x 7'1" overall)

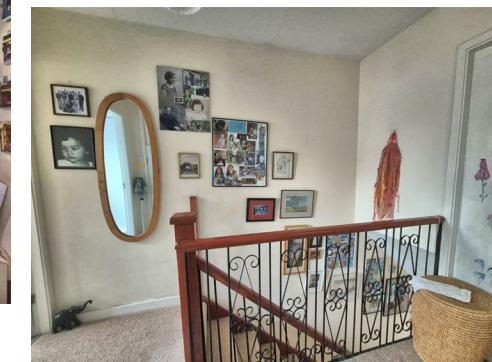


A modern UPVC conservatory with double glazed windows and a pitched polycarbonate roof, twin glazed doors open to the rear patio.

REAR PORCH/WC

L shaped rear porch/WC with glazed door leading out to the covered area, it benefits

from a low level WC and corner wash basin.

FIRST FLOOR LANDING

Fitted cupboard housing a Worcester gas fired combination boiler providing heating and hot water, panelled radiator.

BEDROOM ONE

3.78m x 2.90m (12'5" x 9'6")



Window to front, panelled radiator.

BEDROOM TWO

3.61m x 2.87m (11'10" x 9'5")



Window to rear, panelled radiator.

BOX ROOM

1.88m x 1.78m (6'2" x 5'10")

A useful room with a dual aspect along Mwrog Street, panelled radiator.

SHOWER ROOM

1.78m x 1.75m (5'10" x 5'9")



Modern corner cubicle with glazed screen and electric shower, pedestal wash basin.

SUMMER FLOWERS ON SIDE GARDEN

your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW**SEPARATE CLOAKROOM**

Wash basin and low level WC, radiator.

OUTSIDE

The property benefits from a return frontage onto Mwrog Street and Min Yr Afon with gated and vehicle access to one side leading to the covered area/carport and an enclosed and very useful garden store. Beyond is a concreted area/patio with screen fencing.

DIRECTIONS

From the agent's Ruthin office proceed across the square and down Clwyd Street and on reaching the junction with Mwrog Street bear left. Continue for some 150 metres and the property will be found on the left hand side at the entrance to Maes Ffynnon.

COUNCIL TAX

Denbighshire County Council - Band C.

TENURE

Freehold.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for