



39, 41 and 43a, Clwyd Street, Ruthin – LL15 1HH

Guide Price £100,000

39, 41 and 43a, Clwyd Street

Ruthin, Ruthin

NO ONWARD CHAIN IDEAL INVESTMENT OPPORTUNITY

- For Sale by Modern Auction – T & C's apply.

Two retail units, both are currently empty, with a two bedroom flat over which is full of character and in need of some modernisation.

PRIME LOCATION with excellent foot traffic and consistent demand from both residents and visitors.

Benefit from the bustling atmosphere and the strong market potential of this prime investment opportunity.

Viewing is highly recommended!

Video tour available for viewing and rental income available from Agent.

Council Tax band: TBD

Tenure: Freehold



williamsestates



TWO BEDROOM FLAT

Exterior

A large courtyard area with timber fencing, mature plants and shrubs, separate patio area with a large storage shed, two doors with one leading to the back of the property

Entrance

Property is entered off the main high street via a timber glazed door

Hallway

Period features with exposed stone walls and timbers, wooden flooring, turned staircase with iron bannister, window and door to the outside, leads to landing

Landing

Radiator, wall hung boiler, small glazed panel window to the side elevation, further steps via a custom iron bannister lead to top floor landing and exterior door leads back to the outside

Living Area

Dimensions: 4.83 x 4.54 (15'10" x 14'10"). A large, light and spacious room with period features, two windows to the front elevation looking out onto Clwyd Street, exposed beams to the walls, open stone fire with wooden mantle and raised stone hearth, radiator, loft access, timber door leading into

Kitchen/Diner Area

Dimensions: 6.20 x 3.00 (20'4" x 9'10"). Fitted with wall and base units with work surfaces and a breakfast bar area, electric oven with stainless steel extractor over, one and a half bowl stainless steel sink, space for dining table, radiator, exposed stone walls and beams, steps up lead through via french doors out on to the roof terrace, window to the front looking out over Clwyd Street

Top Floor Landing

Exposed stone walls, step up to

Bedroom One



TWO BEDROOM FLAT

Exterior

A large courtyard area with timber fencing, mature plants and shrubs, separate patio area with a large storage shed, two doors with one leading to the back of the property

Entrance

Property is entered off the main high street via a timber glazed door

Hallway

Period features with exposed stone walls and timbers, wooden flooring, turned staircase with iron bannister, window and door to the outside, leads to landing

Landing

Radiator, wall hung boiler, small glazed panel window to the side elevation, further steps via a custom iron bannister lead to top floor landing and exterior door leads back to the outside

Living Area

Dimensions: 4.83 x 4.54 (15'10" x 14'10"). A large, light and spacious room with period features, two windows to the front elevation looking out onto Clwyd Street, exposed beams to the walls, open stone fire with wooden mantle and raised stone hearth, radiator, loft access, timber door leading into

Kitchen/Diner Area

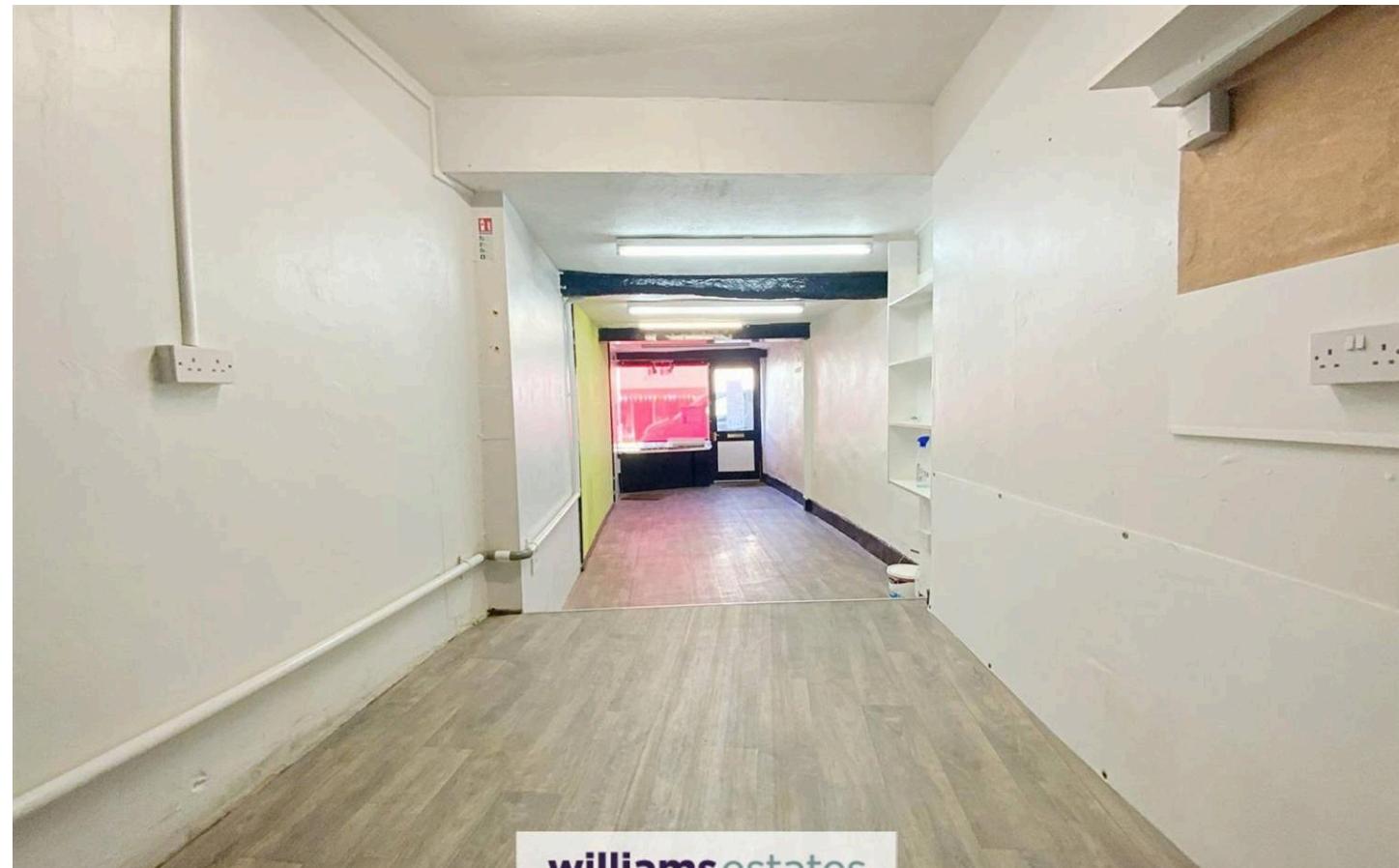
Dimensions: 6.20 x 3.00 (20'4" x 9'10"). Fitted with wall and base units with work surfaces and a breakfast bar area, electric oven with stainless steel extractor over, one and a half bowl stainless steel sink, space for dining table, radiator, exposed stone walls and beams, steps up lead through via french doors out on to the roof terrace, window to the front looking out over Clwyd Street

Top Floor Landing

Exposed stone walls, step up to

Bedroom One

Dimensions: 3.75 x 2.00 (12'3" x 6'6"). Fitted wardrobes with ample storage, radiator, single glazed window to the rear





GARDEN

williams estates



Ground Floor

Floor area 3.0 sq.m. (32 sq.ft.) approx

Flat 41

Floor area 82.6 sq.m. (890 sq.ft.) approx

Flat 43

Floor area 97.5 sq.m. (1,050 sq.ft.) approx

Chip Shop & Pizza Shop

Floor area 70.6 sq.m. (760 sq.ft.) approx

Total floor area 253.8 sq.m. (2,731 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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.