



**Llwyn Derw, Prior Street, Ruthin,
Denbighshire, LL15 1LT**

£250,000

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EPC - D60 Council Tax Band - D Tenure - Freehold

Prior Street, Ruthin

3 Bedrooms - House - Terraced

If you are looking for a substantial and traditional family home then look no further. Williams Estates are pleased to market for sale this well presented three bedroom end of terrace townhouse offering good size and well presented accommodation to provide a comfortable family home, standing in a corner plot with private landscaped gardens and garage to the lower part of Prior Street. The property is ideally located only a short walk from St Peter's Church and the town centre of Ruthin. This imposing family residence benefits from modern refineries such as double glazing and gas central heating. In brief the accommodation comprises entrance porch, a homely hall with attractive fine staircase, good size lounge with bay window, dining room, modern fitted kitchen, first floor landing, three bedrooms and shower room with separate WC. To the rear of the property there is a private landscaped garden with summerhouse, adjoining utility room, log store and WC. There is also a detached garage with power and light, and ample parking for one vehicle. Viewing is essential to appreciate this property fully.

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Accommodation

Hardwood glazed door leads into:

Entrance Vestibule

With fitted storage cupboard with rail and shelving, glazed door leads into:

Reception Hall

With wood effect laminate flooring, enclosed under stairs pantry, staircase off with polished pine balustrade and spindles, radiator, LED down lights, power points and doors off

Lounge

14'0" x 11'7" (4.27 x 3.53)

A spacious and naturally bright room with feature log burner, picture rail, radiator, power points, television point and double glazed deep splay bay window to front elevation

Dining Room

12'0" x 11'5" (3.66 x 3.48)

With feature Victorian style fireplace with decorative tiling, polished stone hearth and pine surround, wood effect laminate flooring, radiator, picture rail, power points and double glazed window overlooks the rear garden

Kitchen

10'8" x 9'0" (3.25 x 2.74)

Featuring a modern fitted kitchen with a bespoke range of base and wall mounted cupboards and drawers with solid oak panel doors and drawer fronts, with contrasting stone effect work surfaces, inset one and a half bowl sink with drainer and mixer tap over, space for tall standing fridge/freezer, space and plumbing for dishwasher, halogen down lights, space for gas or electric cooker with stainless steel extractor over, part tiled walls, radiator, power points, double glazed window overlooks the rear garden and part glazed door leads out to the rear of the property

First Floor Landing

With loft access hatch and doors off to first floor accommodation

Bedroom One

14'0" x 11'8" (4.27 x 3.56 (4.26 x 3.55))

A good size bedroom with radiator, power points and double glazed bay window to the front elevation



Bedroom Two

12'0" x 11'8" (3.66 x 3.56 (3.65 x 3.55))

With picture rail, radiator, power points and double glazed window to the rear elevation

Bedroom Three

8'5" x 5'10" (2.57 x 1.78)

With power points, radiator and double glazed window to front elevation

Shower Room

9'0" x 7'10" (2.74 x 2.39)

Featuring a three piece suite comprising large corner shower enclosure with glazed splash screen, pedestal hand wash basin and WC, with marble effect wall panels, radiator and double glazed window to the side elevation

Separate WC

With push button flush WC, hand wash basin set into vanity unit, marble effect tiling and double glazed window to the side elevation

Utility Room/Garden Store

8'4" x 8'0" (2.54 x 2.44)

With fitted wall units, sink, space and plumbing for washing machine and electric supply for tumble dryer and window to the side

Garage

15'5" x 12'0" (4.70 x 3.66)

With ample parking for one vehicle, power and light, with access through to the rear of the property

Rear Store

8'4" x 7'5" (2.54 x 2.26)

Currently used as a log store and suitable for a range of uses

Outside

The rear and side garden are beautifully presented and have been well looked after by the current owner. The garden is very private with a stone boundary wall to the majority with central wood panel gates leading in. The garden is well stocked with mature shrubs, trees and plants and has slated and paved patios interspersed with well stocked and established flower borders with a variety of ornamental shrubs and trees, soft fruit bushes and weeping Katsura tree. There is a timber framed and panelled summerhouse with raised deck to one side together with a detached garage with access onto Prior Street.

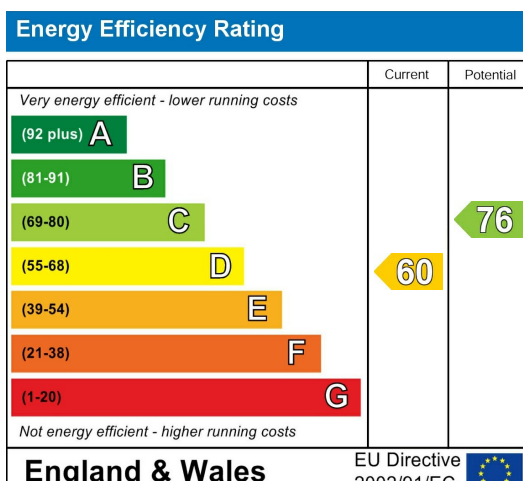
Directions

From the Agent's Ruthin Office proceed down Market Street and on reaching the roundabout take the first exit into Park Road. Continue for some 350 yards and take the second left turn into Prior Street and the property will be found after a short distance on the right hand side.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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