



williams estates

West Bank Wern Fechan, Ruthin – LL15 1EU

Offers in Region of **£190,000**

West Bank Wern Fechan

Ruthin, Ruthin

Tucked away off Wern Fechan this beautifully presented hidden gem, three storey Town House is a must view!

The property comprises entrance hall with wooden turned staircase leading to the first floor with large living room, kitchen and cloakroom with two double bedrooms and family bathroom to the second floor. To the outside is a private garden with storage shed and balcony. Added benefits are uPVC double glazing throughout and Gas Central Heating.

EPC Rating - 65D Council Tax Band - C, Tenure - Freehold

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Directions

From the Ruthin office proceed down Well Street and at the junction continue straight on to Rhos Street, at the junction turn left and the property can be found on the left hand side by way of our for sale board





Accommodation

uPVC double glazed front door opens into

Entrance Porch

Exposed floorboards, cupboard housing the central heating boiler, uPVC double glazed window to the front elevation, turned open wooden stairs rise off to the first floor

First Floor Landing

Exposed floorboards, storage cupboard, radiator, doors lead off to the kitchen, living room and cloakroom

Cloakroom

Dimensions: 1.833 x 0.881 (6'0" x 2'10"). Basin in vanity unit, W.C., tiled to half height, vinyl flooring, uPVC double glazed window to the front elevation

Kitchen

Dimensions: 3.336 x 2.692 (10'11" x 8'9"). Fitted with a range of base and wall units with work surfaces and one and half bowl stainless steel sink with drainer, space and provision for washing machine, under counter space for double oven, gas hob with extractor hood over, space for large fridge freezer, tiled splash backs, vinyl flooring, uPVC double glazed window to the rear elevation with quarry tiled cill



Living Room

Dimensions: 4.904 in to alcove x 4.441 (16'1" in to alcove x 1). Exposed floorboards, wood burning stove on a slate hearth with feature stone insert, radiator, uPVC double glazed window to the rear elevation with deep quarry tiled cill, large under stairs storage cupboard, glazed door leads to

Rear Hall

uPVC double glazed door opens onto the balcony and giving access to the garden via a wooden staircase and stairs rising off to

Second Floor Landing

Exposed floorboards, uPVC double glazed window to the side elevation with deep quarry tiled cill, loft access hatch, storage cupboard with slatted shelving, doors off to all second floor accommodation

Bedroom One

Dimensions: 3.347 x 4.894 into window (10'11" x 16'0" into win. Exposed floorboards, fitted wardrobes, radiator, uPVC double glazed window to the rear elevation with deep quarry tiled cill

Bedroom Two

Dimensions: 2.735 x 3.308 (8'11" x 10'10"). Built in storage cupboard, radiator, uPVC double glazed window to the side elevation with deep quarry tiled cill

Bathroom

Dimensions: 2.831 max x 1.784 max (9'3" max x 5'10" max). Fitted with a white suite comprising bath with screen and electric shower and shower mixer tap and handset, pedestal wash basin, W.C., tiled to full height, radiator, heated towel rail, uPVC double glazed window to the front elevation

Outside

The property is approached via a pathway off Wern Fechan, leading to an iron gate into the rear private garden. This area is mainly slabbed with an area of artificial grass and bounded by timber fencing with a handy timber storage shed. Wooden stairs lead off to the balcony area with artificial grass and in turn leads to the side door and onto the first floor rear hall. Whilst it doesn't have dedicated parking, there is onstreet parking in the avenue over the road, a free car park up the avenue and a pay and display car park on the corner of rhos street (2 mins walk away). There are also spaces outside the fish and chip shop across the road from the pay and display car park, which you are able to buy a permit for as residents of that street (wern fechan) for about £28 per year.





Williams Estates Ruthin Office

Williams Estates, 2 St. Peters Square - LL15 1AA

01824704050 • Ruthin@williamsestates.com • www.williamsestates.com

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