



GROSS INTERNAL AREA
FLOOR 1 662 sq.ft. FLOOR 2 498 sq.ft. FLOOR 3 225 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 67 sq.ft.
TOTAL : 1,384 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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	



18 Mwrog Street
Ruthin, Denbighshire,
LL15 1LF

Price
£300,000

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.



An exceptional four-bedroom, three-storey end terraced Jacobean era house, newly refurbished, combining many of its original features with a high standard of modern accommodation.

The transformation of this historic home has been a labour of love over the last two years. Once a tired and dilapidated building, it has undergone extensive renovation work, carefully bringing it back to life while retaining the character that makes the property so distinctive.

Lounge with inglenook & beamed ceiling, dining room, new kitchen with luxury fittings, french doors and lantern ceiling.
First floor main bedroom with en-suite, 2 further bedrooms & bathroom.
Second floor landing and large bedroom.

Enclosed patio garden to rear.

The works have included electrical rewiring, new windows, extensive replastering and the restoration of original features, together with refurbished rear extension which has added a very different dimension to the ground floor.

Arranged over three floors, the house has well-proportioned rooms throughout.

Considered to form part of a small number of historic buildings in Ruthin dating from the Jacobean (17th century), the property sits within an established part of the town, approximately a quarter of a mile from the centre and its wide range of shops, cafés and everyday amenities



The lounge retains much of its period character with a stone inglenook fireplace and beamed ceiling, while a separate dining room features a full-depth window.

The refurbished extension provides a bespoke kitchen with a range of integrated appliances and white marble surfaces. french doors open directly onto the patio, while a lantern roof brings plenty of natural light into the room and creates a good connection between the house and outside space.



The first floor is arranged over split levels with the restored period staircase forming a central feature. The main double bedroom has a newly fitted en-suite shower room, while the central landing leads to two further bedrooms overlooking Mwrog Street and a bespoke contemporary bathroom with a shaped bath and modern fittings.



ROOM MEASUREMENTS

Lounge 17'1 x 15'11 Dining Room 16'7 x 9'10
Kitchen 15'6 x 14'5 Bedroom 1 13'1 x 9'10
Bedroom 2 12'3 x 9'5 Bedroom 3 7'6 x 7'
Bathroom 9'9 max x 7'2 max Landing 15'
max x 7'4 Bedroom 4 16'8 x 12'

TENURE

Freehold

DIRECTIONS

From St.Peters square proceed down Clwyd Street to the junction with Mwrog street. Bear left and continue for some 150 yards and the house is on the right.

COUNCIL TAX

Council Tax Band C - Denbighshire County Council

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 - REFERRALS

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.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.



The staircase continues to the second floor where there is a large landing and fourth bedroom with exposed purlins and hipped windows enjoying a southerly aspect. There is also access to useful under-eaves storage.



To the rear is an enclosed and private patio and domestic area with screen fencing and useful side access.