

135 Mwrog Street, Ruthin, LL15 1LE



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

St Peter's Square Ruthin, Denbighshire, LL15 1AE  
Tel: 01824 703030  
Email: ruthin.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**135 Mwrog Street**  
Ruthin,  
LL15 1LE

**Price**  
**£165,000**

\*\*\*NO ONWARD CHAIN\*\*\*

Well-presented character home in Ruthin, offering a great mix of period features and modern living. This property includes a cosy lounge with feature fireplace and multi-fuel stove, a fitted kitchen/dining room, two double bedrooms and a modern bathroom. Outside there is a converted garage room, ample off-road parking and a large private garden with lovely views towards the Clwydian Hills. Ideal for buyers looking for a convenient location with low-maintenance outdoor space.



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**LOUNGE**

4.36 x 2.91 (14'3" x 9'6")



A welcoming reception room featuring a fireplace with raised hearth and exposed beam, fitted with a modern multi-fuel stove. The staircase rises from this room, with useful enclosed storage beneath. The space enjoys an open beam ceiling, a double glazed window with attractive exposed stone surround polished wood-effect flooring and a panelled radiator.

**KITCHEN / DINING ROOM**

2.64 x 3.00 (8'7" x 9'10")



kitchen/dining room with a range of base and wall-mounted oak panelled units and drawers, complemented by hard-wearing stone-effect work surfaces. It includes a single drainer sink with mixer tap, space for a slot-in gas cooker, and plumbing for both a

washing machine and dishwasher. Additional features include double glazed windows, attractive tiled splashbacks, a stone-effect tiled floor, and a double glazed door providing side access. A wall-mounted gas-fired boiler supplies domestic hot water and central heating.

**BEDROOM ONE**

2.63 x 3.01 (8'7" x 9'10")

A generously sized double bedroom with a large double glazed window offering beautiful views across the vale towards the Clwydian Hills. Panelled radiator.

**BEDROOM TWO**

2.47 x 2.87 (8'1" x 9'4")

A second double bedroom with double glazed window and panelled radiator.

**BATHROOM**

1.76 x 1.85 (5'9" x 6'0")

Bathroom suite comprising a panelled bath with bi-fold shower screen and high-output thermostatic shower, plus a fitted wall cabinet incorporating a large wash basin and WC. The room features contrasting tiled walls, an extractor fan and a radiator.

**OUTSIDE**

The property is accessed via a communal archway on the left elevation. Please note that owners of neighbouring properties have a right of way through this archway to access the rear of their homes.

Immediately to the rear is a useful domestic area with a timber-framed and panelled shed.

**GARDEN**

The gardens (located approximately 30 yards away at the head of a communal drive) offer a private and enclosed space with a large lawn, raised timber decked area, and a paved patio with planted borders. A substantial stone wall bounds one side, providing lovely south and easterly views across the Vale towards the rugby club and the Clwydian Hills.

In addition, there is a former detached garage which has been converted into a versatile room complete with electric light and power, plus a wide hard-standing area ideal for parking.

**TENURE**

Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**COUNCIL TAX**

Council Tax Band C - Denbighshire County Council.

**AML**

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.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

**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.

**AWARD WINNING LETTINGS SERVICE**

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

**VIEWINGS**

By appointment through the Agents' Ruthin Office 01824703030.

Our photos might have been enhanced with the help of AI.

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

**DIRECTIONS**

From our Ruthin office on St Peter's Square, head west along Market Street. At the roundabout, continue straight onto Clwyd Street. After approximately 0.3 miles, turn left onto Mwrog Street (A494). Continue for 0.2 miles, then at the next roundabout continue straight onto Mwrog Street (B5105). The property, 135 Mwrog Street, will be on your left after a short distance.