

155 Mwrog Street, Ruthin, Denbighshire, LL15 1LE

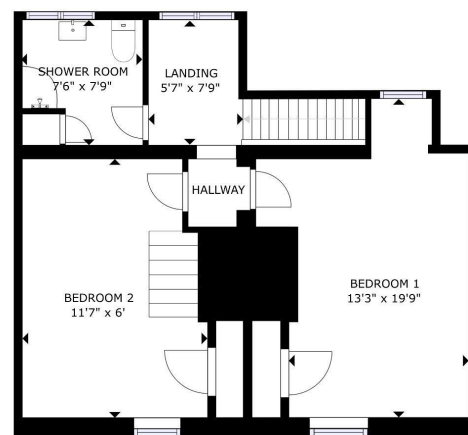
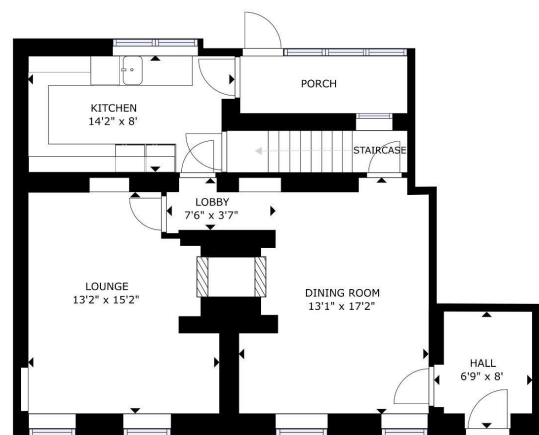
Cavendish
ESTATE AGENTS

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GROSS INTERNAL AREA
FLOOR 1: 694 sq ft, FLOOR 2: 622 sq ft
TOTAL: 1316 sq ft

Matterport

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	84
(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	
Very environmentally friendly - lower CO ₂ emissions	Potential
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Offers Over
£175,000

AN ATTRACTIVE DOUBLE FRONTED TWO BEDROOM MID TERRACED HOUSE standing in a conservation area to the centre of this highly regarded residential suburb about 0.5 miles from Ruthin town centre. Having well proportioned living rooms and two large double bedrooms, one with loft room over, it also has large and mature gardens with greenhouse, shed and kitchen garden located close to the rear of the house and from which there are pleasing views towards the town centre and Clwydian hills beyond.

It affords entrance hall, living/dining room, inner lobby leading to lounge, kitchen, rear porch, first floor landing with study area, two large double bedrooms one with space saver steps leading to a converted loft room over, gas central heating. Inspection recommended.

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.



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LOCATION

Llanfwrog is a small hamlet centred on the historic Church on the B5105 Cerrigydrudion Road about 0.5 mile from Ruthin Town Centre. The nearby town of Ruthin provides a wide range of facilities catering for most daily requirements together with primary and secondary schools and good road links towards Mold, Wrexham and Chester.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Panelled and glazed door leading to entrance hall, quarry tiled floor, painted beamed ceiling.

LIVING/DINING ROOM

5.23m x 3.99m (172 x 131')



An attractive room with a high open beamed ceiling, two double glazed windows to the front with deep sills, glazed door to enclosed staircase rising to the first floor, panelled radiator.



INNER HALL

Fitted bookshelves and lighting leading through to the lounge.

LOUNGE

4.62m x 4.01m (152 x 132')



An attractive room with a high and heavy beamed ceiling, chimney breast with a large exposed beam, raised hearth and a fitted gas fire, parquet flooring, fitted bookshelves to recess, two double glazed windows with deep sills

overlooking Mwrog Street, wall light points, display niche, panelled radiator.



KITCHEN

4.32m x 2.44m (142 x 8')



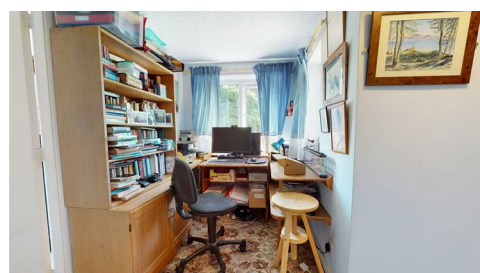
Fitted with a range of base and wall mounted cupboards and drawers with a laminate working surface, includes space for slot in electric cooker, inset single drainer sink with mixer tap, void and plumbing for washing machine, space for fridge and freezer, tiled splashbacks, modern double glazed window, woodgrain effect flooring, walk in downstairs pantry cupboard, Baxi wall mounted gas fired combination boiler providing heating and hot water.

REAR PORCH



Double glazed window, panelled door leading out, polycarbonate glazed roof, wall shelving.

FIRST FLOOR LANDING



Study area, two double glazed windows.

INNER LOBBY

Leading through to bedroom one.

BEDROOM ONE

6.02m x 4.04m (199 x 133')



Spacious double bedroom with partially vaulted ceiling with exposed ceiling beams, double glazed window overlooking Mwrog Street, fitted wardrobe with hanging rail, square bay recess, double glazed window overlooking the rear of the house, panelled radiator.



BEDROOM TWO

6.02m x 3.53m (199 x 117')



Spacious double bedroom with double glazed window overlooking Mwrog Street, fitted wardrobe with hanging rail, panelled radiator.



LOFT ROOM

Space saver staircase leading up to very useful loft room

used for general storage. It does benefit from exposed purlins and a double glazed Velux roof light and could provide an ideal home office.

BATHROOM

2.36m x 2.29m (79 x 76')



Refurbished with a modern white suite comprising a low level shower cubicle with glazed screen and electric shower, vanity with large bowl and storage cupboard and low level WC, fully lined walls, double glazed window, fitted linen cupboard with slatted shelving, panelled radiator.

OUTSIDE FRONT

OUTSIDE REAR



The property has a small domestic area to rear with steps leading up to a pathway which extends beyond the adjoining house and through their garden for some 25yds until reaching the gardens which form part of this house. They provide large and informal lawned gardens which extend for some distance.



They provide a mature and sunny environment, being elevated above Mwrog Street which provides views in an easterly direction towards the town centre and beyond to the Clwydian hills. The area is divided into two principal sections, both lawned with established and well stocked flower and

shrub borders together with timber framed and panelled garden shed and greenhouse. Beyond is a further area which provides a small kitchen garden with a variety of soft fruit canes and bushes.



DIRECTIONS

From the agent's Ruthin office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear left and follow the road over the middle roundabout into Llanfwrog. The property will be found on the left hand side some 30yds before reaching the church steps.

TENURE

Understood to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band C

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the 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.

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.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HE/PMW