



**The Stables Well Street, Ruthin , LL15 1AG**  
**Guide Price £115,000**



**Clough**  
AND  
Co

Nestled in the charming town of Ruthin, Clough & Co offer for sale this 2 bedroom stone built cottage situated on Well Street having the benefit of an attached large garage and large yard area to the front. The property is in need of a programme of modernisation work which may be of interest to a wide spectrum of purchasers to include first time buyers or investors seeking a buy to let.

The location of this property is particularly appealing, as Ruthin is known for its picturesque streets and vibrant community. Residents can enjoy the local amenities, including shops, cafes, and parks, all within easy reach.

Accommodation :- Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom.

#### GENERAL REMARKS

#### SITUATION & DIRECTIONS

The property is situated within the popular Market Town of Ruthin being 8 miles or so south east of the Market Town of Denbigh and 16 miles north west of the Market Town of Wrexham. The Market Town of Ruthin is also convenient for the A55 North Wales Expressway making access to the towns and cities of the North Wales coast and North West readily accessible. The town of Ruthin provides a wide range of shopping facilities catering all daily requirements plus primary and secondary schools.

From our Ruthin office turn right, at the round about take the first exit onto A494, at the next round about take the third exit onto Station Road/A525, turn left onto Well Street/A525 and the property will be on the left hand side signposted Clough & Co for sale board.

#### DESCRIPTION

The Stables is a charming two-bedroom detached stone-built property, benefiting from double-glazed wooden windows and gas-fired central heating. The property offers a large yard and attached garage providing ample off road parking and storage.

The accommodation briefly comprises :-

#### KITCHEN

13'5" x 9'5" (4.094m x 2.89m)

With wood effect vinyl flooring, beamed ceiling, range of cream with oak trim base and wall units with featured open shelf, beech block effect laminate worktops, tiled splash back, single drainer stainless steel sink unit with chrome taps, stainless steel chimney extractor, wall mounted gas boiler, electric meter box, central heating radiator and windows to front and side aspect.

#### UNDERSTAIRS STORAGE CUPBOARD

With central heating radiator.

#### ENTRANCE HALL

With stairs to first floor.

#### LOUNGE

10'6" x 13'2" (3.216m x 4.031m)

Carpeted floor, central heating radiator and window to front aspect.

#### LANDING

With carpeted floor and window to front aspect.

#### BEDROOM ONE

10'11" x 13'4" (3.333m x 4.085m)

With carpeted floor, central heating radiator and window to front aspect.

#### BEDROOM TWO

6'5" x 8'6" (1.961m x 2.595)

With carpeted floor, central heating radiator and window to front aspect.

#### BATHROOM

6'9" x 6'4" (2.064m x 1.937m)

Black high-gloss tiled flooring, a white bathroom suite comprising black high-gloss vanity unit with inset sink and chrome tap, wc, inset bath with black high-gloss tiled surround, partly tiled walls, and a wall-mounted heated towel rail.

#### OUTSIDE

To the outside of the property is a large yarded area together with enclosed patio area with wooden fences and shrubs.

#### ATTACHED GARAGE

17'0" x 15'1" (5.190m x 4.609m)

The property benefits an attached large garage with corrugated tin-sheeted roof incorporating skylights, concrete flooring together with front door access and an up-and-over door. Internally the garage includes fitted oak base units, oak-effect worktop and a single-drainer stainless steel sink unit.

#### SERVICES

We are given to understand that Mains Electricity, Mains Water, Mains Gas and Mains Drainage serve the dwelling. The garage benefits mains electricity. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

#### TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

#### VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Ruthin Office (Tel No : 01745 812049)

#### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

#### PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

#### TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold

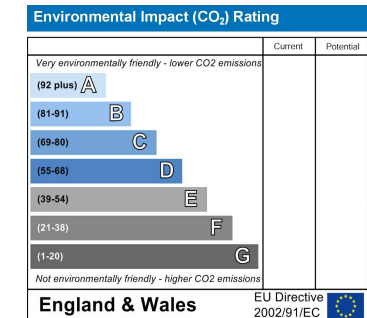
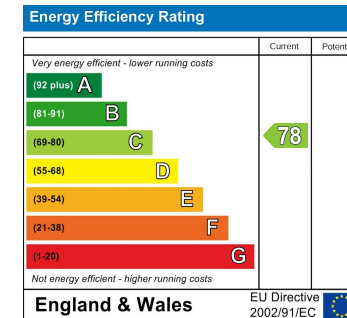
subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

#### BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

#### SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Ruthin Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.



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**CLOUGH & CO**  
Residential, Agricultural, Commercial  
Auctioneers, Valuers, Surveyors, Land & Estate Agents