

**31 Rhos Street, Ruthin, Denbighshire,
LL15 1DU**

£115,000

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EPC - D65

Council Tax Band - A

Tenure - Freehold

Rhos Street, Ruthin

1 Bedrooms - House - Terraced

NO CHAIN Available to purchase is this terraced house perfect for first-time-buyers and investors. This property comes with the added advantage of a low maintenance rear garden. The property comprises of a kitchen/living room on the ground floor, one bedroom and bathroom to the first floor. Additionally the property consists of uPVC double glazing and gas central heating. Conveniently situated within walking distance of Ruthin Town centre, this property provides easy access to all local amenities. EPC Rating - D65 , Council Tax Band - A, Tenure - Freehold.



Accommodation

uPVC double glazed door.

Kitchen/Living Area

18'3" x 11'6" (5.56 x 3.51 (5.574 x 3.507))
A front-facing uPVC double glazed window and two to the rear, accompanied by a uPVC rear door granting access to the garden. The room features a double radiator, marble-effect laminate worktops, a 4-ring electric hob, an integrated electric oven, provisions for a washing machine, an integrated microwave, and matching wall and base units. Additionally, there's a drainer ceramic sink with a mixer tap and ample space for a tall-standing fridge freezer.

Bedroom One

11'9" x 9'6" (3.58 x 2.90 (3.591 x 2.904))
A uPVC double glazed window to the front elevation, accompanied by built-in storage cupboards and a double radiator.



Bathroom

8'5" x 6'11" (2.57 x 2.11 (2.577 x 2.098))
A low flush W.C., a pedestal wash basin with tiled splash-back, a fully tiled corner shower enclosure, a panelled bath with half-wall tiling, an obscured double glazed window at the rear, and a Worcester boiler along with a double radiator.



Rear Garden

A decked area covered by a pergola, leads to steps ascending to the second tier. This tier has artificial grass, a garden shed, and a gate providing convenient access for taking out bins.

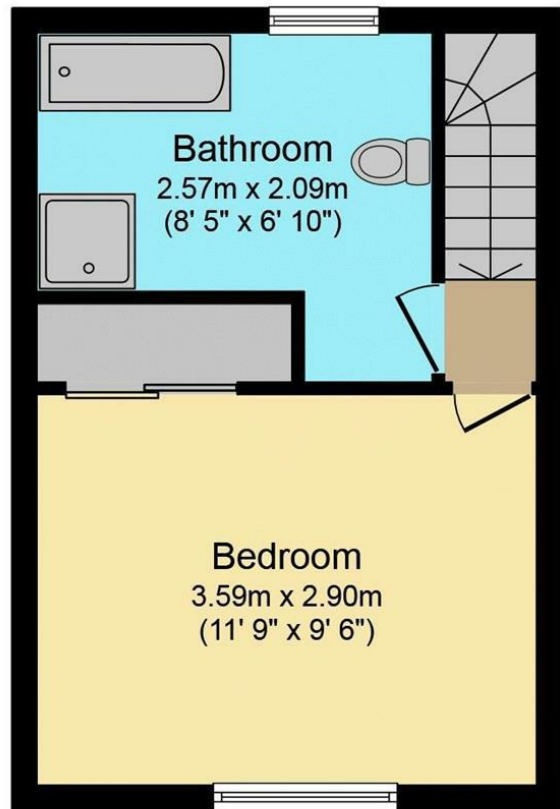
Directions

From our Ruthin office proceed down Well Street, at the T junction turn right then, after a very short distance, turn left onto Rhos Street, at the T junction turn right and the property can be found on the left hand side.





Ground Floor



First Floor

Total floor area 58.5 m² (629 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.