

# williams estates



**2 Hafan Clwyd, Prior Street, Ruthin,  
Denbighshire, LL15 1JZ**

**£165,000**



**EPC - null Council Tax Band - C Tenure - Leasehold**

# Hafan Clwyd, Ruthin

## 2 Bedrooms - House - Terraced

**\*\* VIDEO TOUR AVAILABLE\*\*** This spacious two bedroom property forms part of a small residential development literally a few hundred metres from the Town Square of Ruthin, it briefly comprises of one/two double bedrooms, spacious living room and kitchen, bathroom and low maintenance gardens to the front and rear, single garage and parking.  
Tenure- Leasehold Council Tax Band-C EPC-D62

### Description

The property is located to the lower part of Prior Street, some 250 yards from St Peter's Square. The medieval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements as well as a doctors surgery and community hospital.

### Accommodation

With recessed porch, tiled step and timber obscure glazed door with matching panel to the side leading to:

### Entrance Hallway

With staircase rising off to the first floor, doors off to all rooms and panelled radiator.

### Living Room

13'9" x 11'2"

With double glazed timber box window to front elevation, radiator, living flame gas fire with back boiler and television point.

### Kitchen/Breakfast Room

11'8" x 7'7"

Fitted with a range of wall and base units with laminate roll top work surfaces over, stainless steel sink and drainer unit with complementary tiled splashbacks, plumbing and space for washing machine, space for fridge freezer, tiled walls and floor, window to rear elevation and radiator.

### Dining Room / Bedroom two

11'8" x 9'7"

With double glazed patio doors to rear elevation and radiator.

### W.C

With wall hung basin, low level WC, radiator and extractor.

### First Floor Landing

With double glazed roof light and loft access.

### Bedroom One

17'5" x 10'0"

With double glazed window to the front elevation, built in wardrobe affording additional hanging space and radiator.

### Bathroom

10'5" x 5'10"

Fitted with a three piece suite comprising pedestal wash hand basin panelled bath with shower over, low level WC, airing cupboard, double glazed roof light, part-tiled walls, laminate flooring and central heating radiator.

### Outside

The front of the property is bound by a low level brick wall with decorative wrought-iron gate leading to lawned area which has mature shrubs and borders.

To the rear of the property is a well maintained lawned garden with patio seating area and path leading to a timber fence boundary and gate. There is also access to a single garage via a timber door from the garden.

### Garage

Single garage with up and over metal door with door and window to the side elevation.

### Directions

From our Ruthin Office on foot, proceed up Well Street to the Square and to the left hand side of The Post Office is Prior Street, proceed to the end of the street and the property will be found on the left hand side just before the junction.

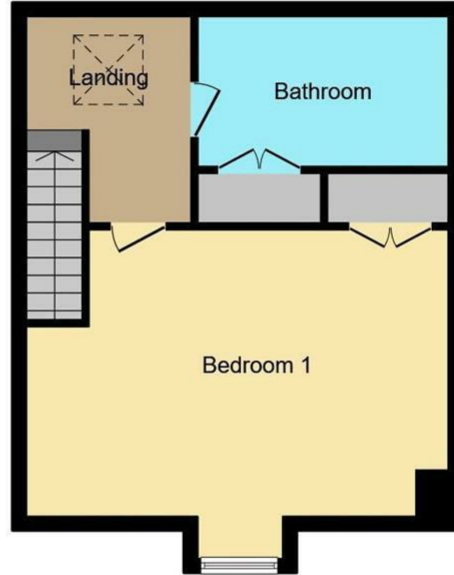
By car proceed from Ruthin office right and continue along Well Street. Turn left at the junction proceeding passed B & M Bargains to the roundabout. Take the second exit off onto Park Road and continue along and take a right hand turning onto Prior Street where the property will be found on the right hand side.







**Ground Floor**



**First Floor**

Total floor area 101.6 sq.m. (1,094 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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