22 Clwyd Street, Ruthin - LL15 1HW

Guide Price **£135,000**

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Ruthin

NO ONWARD CHAIN - For Sale by Modern Auction – T & C's apply. AUCTION END DATE - 12th October 2026 11am

In need of some updating and marketed with the rare opportunity to purchase a Grade II listed property brimming with charm, character and original features in the centre of Ruthin Town.

Comprising large reception hall, two spacious reception rooms, kitchen, study, three double bedrooms, master with WC off, bathroom.

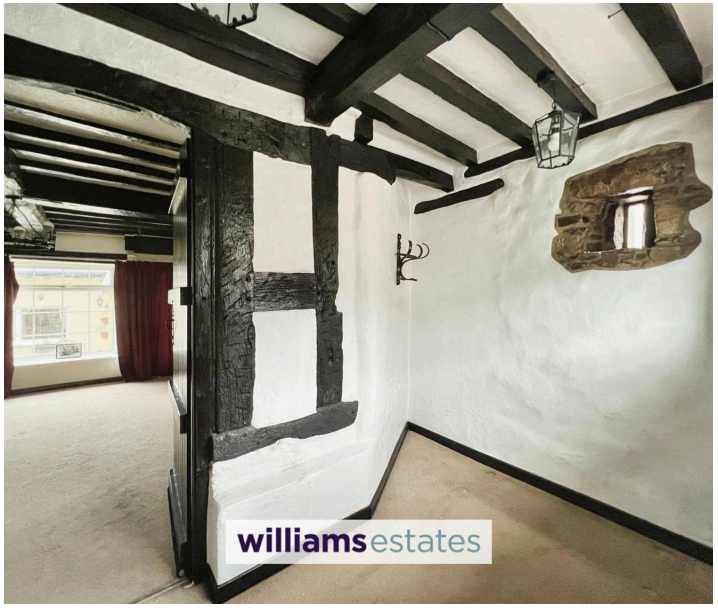
This property would benefit from some modernisation and needs to be viewed to be fully appreciated

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Accommodation
Original timber glazed door, stone feature walls with picture window and stone surround, uPVC double glazed window to the front elevation

Reception Hall
A good sized area with exposed timber beams, single radiator, single glazed window looks through to the study, doorway through to

Living Room
Dimensions: 4.937 x 4.753 (16'2" x 15'7"). Recessed fireplace with brick hearth and electric fire, exposed stone feature walls with exposed timber beams, double radiator, expansive uPVC double glazed window to the rear elevation overlooking the yard area, door leading to study and steps down lead to sitting room, stairs off to first floor

Sitting Room
Feature stone wall with recessed fireplace, single radiator, exposed timber beams, uPVC double glazed window to the side elevation overlooking the rear yard, a walkway housing the boiler with a uPVC double glazed door to the rear yard leads to the kitchen

Study
Dimensions: 3.181 x 1.817 (10'5" x 5'11"). Radiator, consumer unit, uPVC double glazed windows to the front and side elevations

Kitchen
Dimensions: 4.627 x 2.203 (15'2" x 7'2"). Fitted with a range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, tiled splash backs, integrated electric hob and oven, plumbing and void for washing machine, space for fridge freezer, uPVC double glazed window to the rear elevation with deep cill, uPVC double glazed window overlooking the yard, vinyl flooring

First Floor Landing
A bi-fold door and steps up lead to bathroom and separate WC

Bathroom
Dimensions: 3.436 x 1.209 (11'3" x 3'11"). Vanity wash hand basin, panel bath with electric shower over, fully tiled, storage cupboard housing water tank, further storage cupboard into eaves, roof light

Separate W.C.
W.C, wall hung wash hand basin

Bedroom One
Dimensions: 3.952 x 3.058 (12'11" x 10'0"). Exposed timber beams, uPVC double glazed window to the rear elevation, single radiator, door into en-suite W.C.

En-Suite W.C.
W.C., wall hung wash hand basin, uPVC obscure double glazed window to the rear elevation

Bedroom Two
Dimensions: 4.548 x 2.549 (14'11" x 8'4"). Range of fitted wardrobes, dressing table and window bench, single radiator, uPVC double glazed window to the rear elevation

Bedroom Three
Dimensions: 5.094 x 3.001 (16'8" x 9'10"). Exposed timber beams, single radiator, wall mounted electric heater, fitted desk area, under eaves storage, expansive uPVC double glazed window to the front elevation, sliding door opens into walk in wardrobe

Rear Garden

Outside

Bounded by a stone wall, the rear yard provides the property with a private area which is mostly slabbed, timber storage shed

Directions

From our Ruthin office turn left and continue up Well Street to St Peters Square and down onto Clwyd Street, continue to the give way and the property can be found on the right hand side

Williams Estates Ruthin Office

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