



## 2 bed terraced house to buy in

Llys Y Castell, Rhuthun, Sir Ddinbych, LL15  
1AR

**£140,000** Starting Bid

🏠 x2 🚿 x2 🚻 x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two bedroom terraced property
- ✓ Extensively renovated to a high standard throughout
- ✓ Brand-new fitted kitchen, modern bathroom and impressive
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

## Description

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

We are delighted to offer for auction this exceptional two-bedroom mid-terrace property, ideally located within the historic town of Ruthin and enjoying attractive views towards Ruthin Castle.

The property has undergone a comprehensive back-to-brick renovation and has been to a high standard throughout, creating a stylish, modern and low-maintenance home ready for immediate occupation. Works completed include new electrics, plumbing, a full central heating system with new boiler, a contemporary fitted kitchen, and a newly installed bathroom.

Further improvements include new flooring throughout, new internal doors, and a superb rear sunroom extension, providing additional living space filled with natural light. The property also benefits from a brand-new, never-used log burner, adding both warmth and character.

Externally, the property offers allocated parking, a valuable feature for a home in this central location. The combination of its turn-key condition, quality, and desirable historic setting makes it an ideal purchase for owner occupiers, second-home buyers, or investors seeking a ready-to-let opportunity with minimal ongoing costs. This impressive home successfully blends period charm with modern living and is expected to attract strong interest.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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