



## 1 Llys Y Castell

Ruthin, LL15 1AR

Auction Guide £140,000



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### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### Summary Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000

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.

Red & Roberts 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 refurbished 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 refurbishment, 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.

### Lounge

A beautifully presented reception room offering a warm and inviting atmosphere, featuring stylish herringbone wood-effect flooring, two UPVC double-glazed windows to the rear elevation providing excellent natural light, a contemporary vertical radiator, and a brand-new log burner set on a slate hearth with attractive exposed brickwork, creating a striking focal point.

### Kitchen

A modern, well-appointed kitchen fitted with wood-effect wall, base and drawer units complemented by granite-effect work surfaces and tiled splashbacks. Recessed spotlighting and integrated appliances enhance the sleek finish, while generous space for dining makes this an ideal area for both everyday living and entertaining. Direct access leads through to the rear extension.

### Sun Room / Reception Room

A bright and versatile additional living space, flooded with natural light from UPVC double-glazed frosted windows and a glazed roof with privacy glass. Featuring a modern vertical radiator and French doors opening to the rear garden, this space is perfect as a second reception room, dining area, or home office.

### Downstairs W.C

Fitted with a modern suite comprising: a low flush w.c and a floating wash hand basin with mixer taps over, providing convenient ground-floor facilities.

### First Floor Accommodation

Tel: 01352 700070

### Landing

With UPVC double-glazed window, radiator, and access to the loft. A useful storage cupboard houses the recently fitted combi boiler.

### Bedroom One

A well-proportioned double bedroom with UPVC double-glazed window enjoying attractive views towards Ruthin Castle, complemented by a modern radiator.

### Bedroom Two

A further spacious double bedroom featuring two UPVC double-glazed windows, also benefitting from views towards Ruthin Castle, making it an excellent guest room or home office.

### Bathroom

A newly installed contemporary bathroom comprising a walk-in shower, vanity wash basin, WC, heated towel rail, and fully tiled walls, finished to a high standard.

### Garden

The property is approached via a low-maintenance, enclosed garden area, laid with decorative stone chippings and paved patio sections. This space provides an attractive and practical entrance to the home while also offering a usable outdoor seating area.

### EPC Rating - C

### Council Tax Band - C

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



## Road Map



## Hybrid Map



## Terrain Map



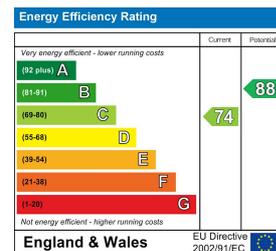
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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