

26 Fron Haul, Brynhyfryd Park, Ruthin, LL15 1JD

Cavendish

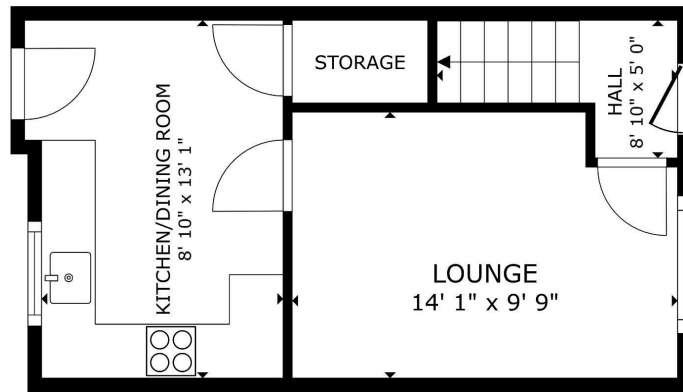
ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

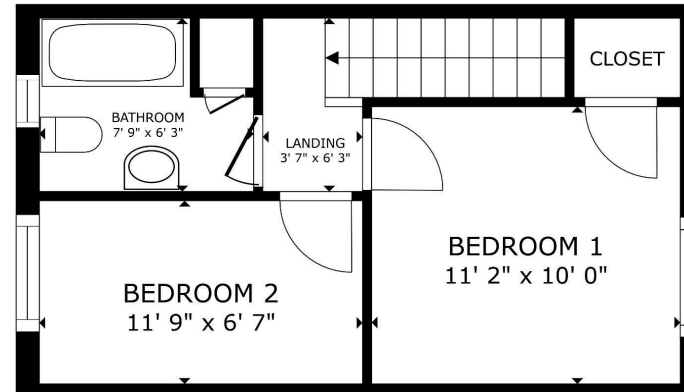
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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 307 sq.ft. FLOOR 2 307 sq.ft.
TOTAL 614 sq.ft.
SIZES AND DIMENSIONS FOR APPROXIMATION. ALL DIMENSIONS APPROX.

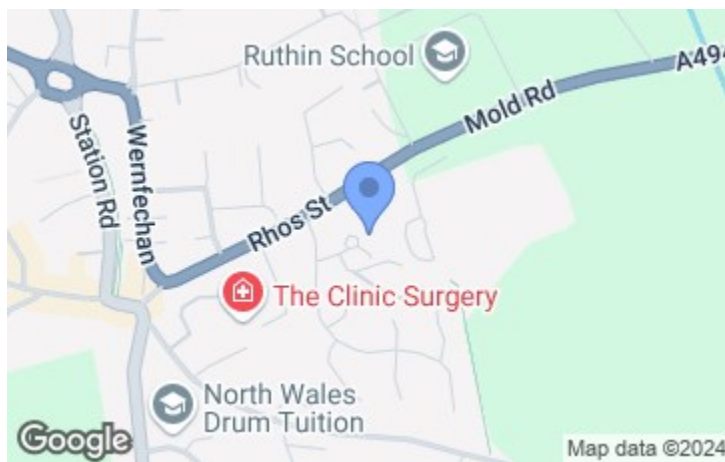
Matterport



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 307 sq.ft. FLOOR 2 307 sq.ft.
TOTAL 614 sq.ft.
SIZES AND DIMENSIONS FOR APPROXIMATION. ALL DIMENSIONS APPROX.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

26 Fron Haul

Brynhyfryd Park, Ruthin,
LL15 1JD

£185,000

A MODERNISED AND REFURBISHED TWO BEDROOM, SEMI-DETACHED HOUSE OFFERING A WEALTH OF MODERN FEATURES TOGETHER WITH A DRIVEWAY FOR 2 CARS AND DETACHED GARAGE, CURRENTLY USED AS A GARDEN STORE ROOM, AND ENCLOSED GARDEN.

Located to the upper part of a small residential cul-de-sac about half a mile from the town centre and stands in a slightly elevated position commanding views to the front towards St. Peter's Church and beyond.

The accommodation, which benefits from gas central heating and modern double glazing, affords entrance hall, lounge, a quality fitted kitchen/dining room, first floor landing, bedroom one with bow window and far reaching views, second bedroom and bathroom. open plan lawn to front with driveway providing ample parking, enclosed and quite private lawned garden to rear with detached garage.

Inspection recommended.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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.

MISREPRESENTATION ACT 1967

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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LOCATION

The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Canopy entrance with wood grain effect UPVC double glazed door leading to hall.

HALL

Staircase rising off, panelled radiator.

LOUNGE

4.29m x 2.97m (14'1" x 9'9")



Double glazed window to front with views across the countryside towards the centre of Ruthin and wooded countryside, TV point, panelled radiator.

**KITCHEN/DINING ROOM**

3.99m x 2.69m (13'1" x 8'10")



Fitted with a contemporary range of base and wall mounted cupboards and drawers with a light grey tone finish to door and drawer fronts and contrasting white granite effect working surfaces. It includes an inset single drainer sink with mixer tap, inset Lamona four ring gas hob with integrated oven and stainless steel hood above, integrated fridge/freezer, void and plumbing for washing machine, tiled splashback, ceramic tiled floor, wall mounted Worcester gas fired combination boiler providing heating and hot water, enclosed understairs cupboard with wall shelving, panelled radiator, double glazed window and door to rear.

**FIRST FLOOR LANDING****BEDROOM ONE**

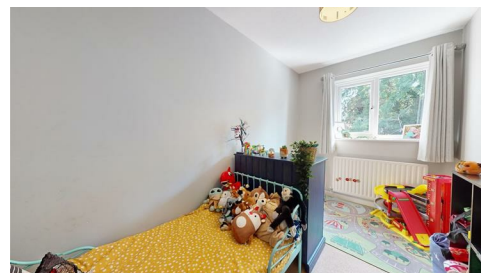
3.40m x 3.05m (11'2" x 10')



Double glazed window to front, walk in wardrobe with hanging rails, panelled radiator.

BEDROOM TWO

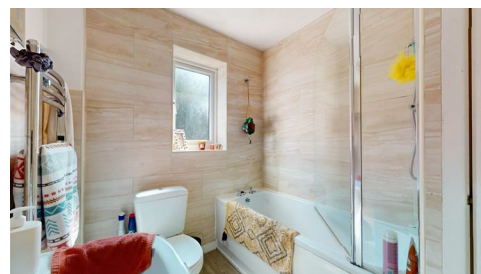
3.58m x 2.01m (11'9" x 6'7")



Double glazed window to rear, panelled radiator.

BATHROOM

2.36m x 1.91m (7'9" x 6'3")



Modern white suite comprising panelled bath with glazed screen and high output shower, pedestal wash basin and WC, travertine style wall tiling in the main, wood grain effect floor finish, double glazed window, chrome towel radiator. Fitted linen cupboard with slatted shelving.

OUTSIDE

The property stands at the head of the cul de sac with an open plan lawned garden and concrete drive leading in providing ample space for parking two cars. Access to the rear leading to a rear concreted hard standing together with lawn and a large flagged patio which benefits from a high degree of privacy.

DETACHED GARAGE

Converted for use as a store room with a UPVC wood grain effect panel to front with door leading in, can be readily converted back into an up and over door as required. Electric light and power installed.

DIRECTIONS

From the agent's Ruthin office, proceed down Market Street and on reaching the main roundabout take the third exit onto Mold Road. Continue along Wernfechan and at the far end bear left onto Rhos Street. Continue for a short distance and turn right into Stryd Y Brython and thereafter first left into Fron Haul and the property is at the head of the cul-de-sac.

COUNCIL TAX

Denbighshire County Council - Tax Band C

TENURE

Understood to be Freehold

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW