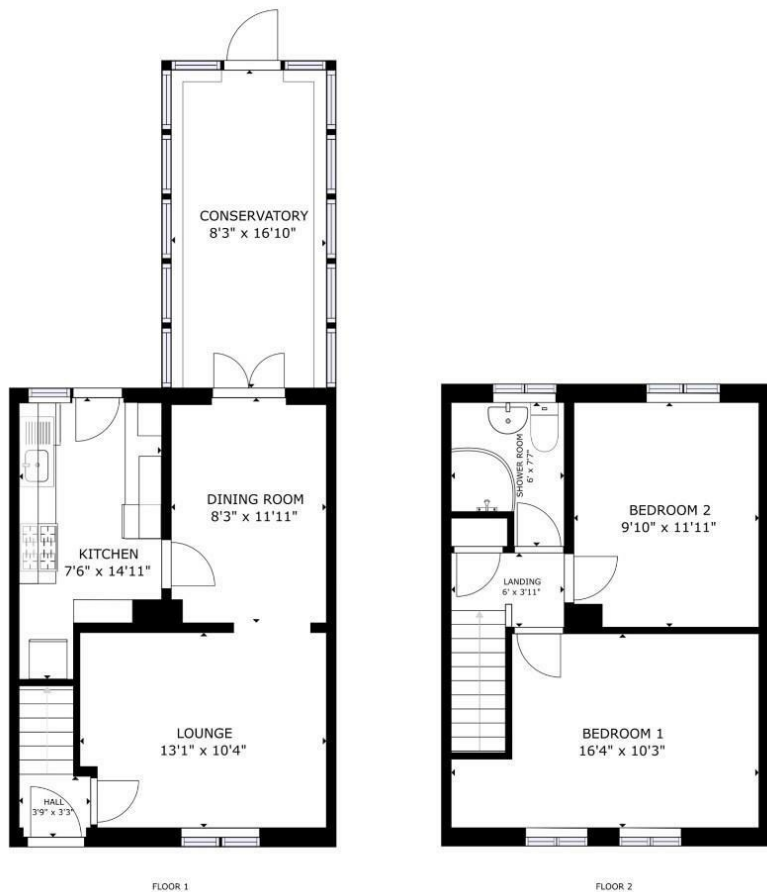
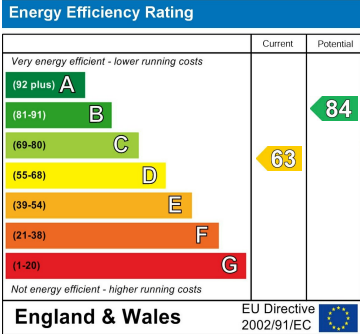


35 Haulfryn, Ruthin, Denbighshire, LL15 1HD



GROSS INTERNAL AREA  
FLOOR 1: 519 sq ft, FLOOR 2: 381 sq ft  
TOTAL: 900 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



35 Haulfryn

Ruthin, Denbighshire,  
LL15 1HD

Price  
£165,000

A WELL PRESENTED TWO BEDROOM, MID-TERRACED TOWNHOUSE WITH LARGE CONSERVATORY AND WESTERLY FACING GARDENS TO REAR WITH ASPECT TOWARDS THE TOWN CENTRE, LOCATED IN AN ESTABLISHED CUL-DE-SAC CLOSE TO RHOS STREET AND WERNFECHAN, ABOUT 0.3 MILE FROM THE TOWN CENTRE. This well presented family home affords an enclosed entrance hall, lounge, dining room, large uPVC double glazed conservatory with glazed door leading out to a westerly facing patio, fitted kitchen, first floor landing, two double bedrooms and modern shower room with WC, double glazing and gas central heating, lawned garden to front and an enclosed westerly facing garden to rear with gravelled and brick edged patio, a useful garden store room and lawn.

**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.



www.cavendishproperties.co.uk



## 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

uPVC and double glazed door leading to hall with staircase rising off.

## LOUNGE

3.99m x 3.15m (13'1 x 10'4)



An attractive room with an original herringbone woodblock floor, double glazed window to front, TV point and panelled radiator. Square archway to dining room.



## DINING ROOM

3.63m x 2.51m (11'11 x 8'3)



Large stone-effect tiled floor and panelled radiator. Double glazed French doors open to conservatory.

## CONSERVATORY

5.13m x 2.51m (16'10 x 8'3)



A large addition to the rear of the house providing a very versatile room with a pleasing westerly aspect over the garden. Double glazed windows to three sides to include a glazed door leading out to steps and to a gravelled patio area. Terracotta style ceramic tiled flooring and panelled radiator.

## KITCHEN

3.66m x 2.29m (12' x 7'6)



Fitted with a modern range of base and wall mounted cupboards and drawers with

light woodgrain-effect finish to door and drawer fronts, contrasting stone-effect working surfaces to include an inset single drainer sink, space for slot-in gas cooker with extractor hood and light above, void and plumbing for washing machine and space for fridge. Deep recess to the understairs area providing space for a freezer, a Glow Worm wall mounted gas fired combination boiler providing heating and hot water, double glazed window and matching door to rear, stone-effect ceramic tiled flooring and panelled radiator.



## FIRST FLOOR - LANDING

Fitted linen cupboard with slatted shelving.

## BEDROOM 1

4.98m x 3.12m (16'4 x 10'3)



Two double glazed windows to front, deep recess with fitted shelving and panelled radiator.

## BEDROOM 2

3.63m x 3.00m (11'11 x 9'10)



Double glazed window to rear with views across Haulfryn towards the spire of St. Peters Church, the castle and beyond wooded countryside, panelled radiator.

## SHOWER ROOM

2.31m x 1.83m (7'7 x 6')



Modern white suite comprising large corner cubicle with thermostatic valve, pedestal wash basin and WC. Fully tiled walls with decorative dado, double glazed window and a large chromed towel radiator.

## OUTSIDE



Pedestrian pathway leading in to the front with a lawned garden and border adjoining. To the rear, is a pathway with a detached

outbuilt store room. Thereafter the pathway extends along the garden with a culmination of hedging and timber fencing to either side. There is a gravelled patio area and steps together with shaped lawn and access beyond leading to a communal pedestrian walkway which extends along the rear of this and adjoining houses.



## DIRECTIONS

From the agent's Ruthin office proceed down Market Street and on reaching the roundabout take the third exit onto the A394 Mold Road, proceeding along Wern Fechan and taking the first left turning into Haulfryn. Follow the road to the T junction and turn right and then left and follow the road up the estate road bearing left and the property is on the left.

## TENURE

Understood to be Freehold

## COUNCIL TAX

Denbighshire County Council - Tax band B

## 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/SC