

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £220,000

Bathafarn House, Market Street,
Ruthin LL15 1AU

🏠 5 Bedrooms

🚿 1 Bathroom

Bathafarn House, Market Street, Ruthin LL15 1AU



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General Remarks

For sale by Public Auction at 2.00 pm on 26th June 2025 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

A substantial Grade Two Listed mid nineteenth century detached dwelling providing three reception room / five bedroom accommodation in need of complete refurbishment with courtyard garden and garage centrally situated within the Conservation Area close to the centre of this popular market town in the beautiful Vale of Clwyd.

This handsome double fronted Grade Two listed Victorian dwelling provides traditionally planned well-proportioned accommodation extending to approximately 1700 square feet (158 square metres) which is in need of a complete programme of refurbishment and repair. It comprises an entrance hall, three reception rooms and a breakfast kitchen. A turned staircase leads to a central landing off which there are five bedrooms, a box room and a bathroom. The house is gas centrally heated from a modern "Main" gas-fired boiler. Outside there is a walled front garden with access from Mount Street at the side of the adjacent disused Church to a semi-detached garage and courtyard rear garden with brick-built stores and outside WC.

Location: The property is situated within a Conservation Area only 150 yards from The Square at the centre of the town. Ruthin is in the County Town of Denbighshire. It is a popular market town set in the beautiful Vale of Clwyd and provides wide-ranging amenities including a choice of Supermarkets, Schools and other social amenities.

Constructed of brick with stone mullioned windows beneath a slated roof.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

On The Ground Floor:

Central Hall: 22' 0" x 7' 9" (6.70m x 2.36m)
Tessellated tiled floor. Corniced ceiling. Electricity meter cupboard. Radiator.

Reception Room 1: 15' 9" x 12' 10" (4.80m x 3.91m)
into bay window. Ornamental wood fireplace surround. Corniced ceiling. Radiator.

Reception Room 2: 11' 10" x 11' 10" (3.60m x 3.60m)
Gas fire to a tiled fireplace surround. Built-in low level cupboard to one alcove. Corniced ceiling. Fitted book-shelving.

Rear Reception Room 3: 12' 0" x 11' 9" (3.65m x 3.58m) (excluding alcoves with fitted shelving).
Brickette open fireplace. Radiator.

Breakfast Kitchen: 16' 10" x 10' 3" (5.13m x 3.12m)
Fitted white laminate fronted base and wall cabinets. Wall mounted "Main" gas-fired central heating boiler. Radiator.

On The First Floor:

Landing: 21' 3" x 10' 5" (6.47m x 3.17m) maximum.
Radiator. Corniced ceiling.

Bedroom 1 (Front): 13' 4" x 11' 8" (4.06m x 3.55m)
Corniced ceiling. Radiator.





Bedroom 2 (Front): 12' 0" x 11' 11" (3.65m x 3.63m)
Radiator. Corniced ceiling.

Bedroom 3 (Rear): 12' 6" x 7' 10" (3.81m x 2.39m)
Radiator.

Bedroom 4 (Mid): 11' 4" x 8' 3" (3.45m x 2.51m)
Radiator. Corniced ceiling.

Bedroom 5 (Rear): 8' 4" x 8' 1" (2.54m x 2.46m) (to
the face of a range of wardrobes). Radiator.

Box Room: 5' 3" x 3' 11" (1.60m x 1.19m)

Bathroom: 9' 6" x 5' 11" (2.89m x 1.80m) Fitted three
piece white suite comprising a panelled bath with a
"Mira" electric shower above, low level w.c. and wall
mounted wash hand basin. Half tiled walls.

Outside: Walled front garden with pedestrian gated
access and side pathway leading to a courtyard-style
rear garden, off which there is a brick-built Storeroom
and Outside WC together with personal access door
to the Garage 16'10" x 11'5" (5.13m x 3.48m) overall
with Storage Area partitioned off and metal up and
over door.

Services: All mains services are connected subject
to statutory regulations. The central heating is a
conventional radiator system effected by the wall
mounted "Main" gas-fired boiler situated in the
Kitchen Area.

Tenure: Freehold. Vacant Possession on
Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 51|E.

Agent's Note: The CADW Entry concerning the
Grade Two Listing may be found on their website
(Reference Number: 87319).

Method of Sale: The property will be offered for sale
by public auction at Lion Quays Hotel, Oswestry on
26th June 2025. A legal pack will be available from the
Agents by no later than approximately two weeks prior
to the sale date.

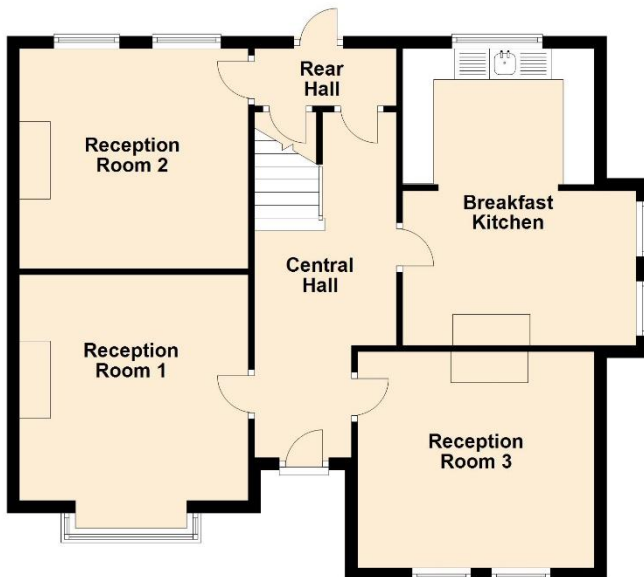
Buyer's Premium: Please note that the purchasers
will be responsible for paying a Buyer's Premium in
addition to the purchase price set at 3% of the
eventual sale price inclusive of VAT. For further
details on fees payable, please consult the legal pack.

Directions: For satellite navigation use the post code
LL15 1AU. From Wrexham proceed on the A525 until
entering Ruthin. Continue to the first roundabout and
take the first exit onto Mount Street signposted Town
Centre & Car Parks. The property will be seen on the
right just before the pay and display car park where it
is suggested you park.



Ground Floor

Approx. 73.0 sq. metres (785.3 sq. feet)



First Floor

Approx. 73.8 sq. metres (794.3 sq. feet)



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