

2 Fron Haul, Ruthin, LL15 1JD

£195,000

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EPC - C71 Council Tax Band - C Tenure - Freehold

Fron Haul, Ruthin

2 Bedrooms - House - Semi-Detached

NO ONWARD CHAIN Located close to Brynhyfryd High School a semi detached two bedroom property benefiting from gas central heating and uPVC double glazing. The accommodation comprises entrance porch, living room, kitchen, two bedrooms and bathroom.

There is a small enclosed rear garden and a car port providing parking to the rear with a lawned area to the side and front.

EPC Rating - C71, Tenure - Freehold, Council Tax Band - C



Accommodation

uPVC double glazed front door leads to:

Porch

Radiator, stairs rising off to first floor, door opens into:

Living Room

14'0" x 9'11" min 13'3" max (4.28 x 3.03 min 4.05 max)

uPVC double glazed window to the front elevation having views across the town and hills beyond, space to under stairs, radiator, door open into:

Kitchen

13'2" x 8'7" (4.02 x 2.62)

Fitted with base and wall units, complimentary working surfaces, integrated fridge freezer, built in electric oven with four ring gas hob and extractor hood above, stainless steel sink with drainer and mixer tap, void and provision for washing machine, tiled splashbacks, tiled floor, radiator, space for small dining table, built in store cupboard with shelving, uPVC double glazed window to the rear elevation and uPVC double glazed door with obscure glass leads to the rear garden.

Landing

Access to roof space, doors lead off to

Bedroom One

11'2" x 9'11" (3.41 x 3.04)

Built in wardrobes with hanging rails and shelving, radiator, large uPVC bay window to the front elevation with views towards the town and the hills beyond.

Bedroom Two

11'8" x 6'9" (3.57 x 2.06)

uPVC double glazed window to the rear, radiator.

Bathroom

7'9" max x 5'11" (2.38 max x 1.82)

White three piece suite comprising panel bath with electric shower over and folding shower screen, wash hand basin within vanity cupboard, W.C in vanity, heated towel rail, airing cupboard with slatted shelving, part tiled walls.



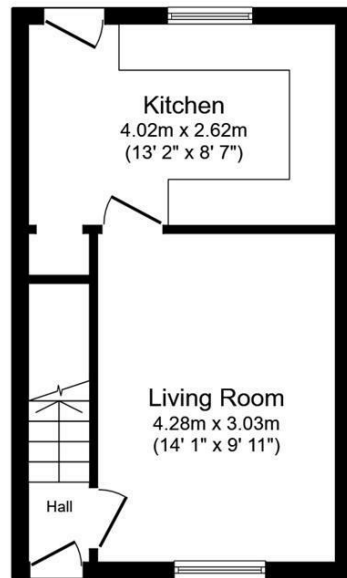
Outside

To the front there is a lawned garden, brick wall to the boundary. There is a car port to the side and access to the rear garden with a patio area and timber shed, fencing to the boundary.

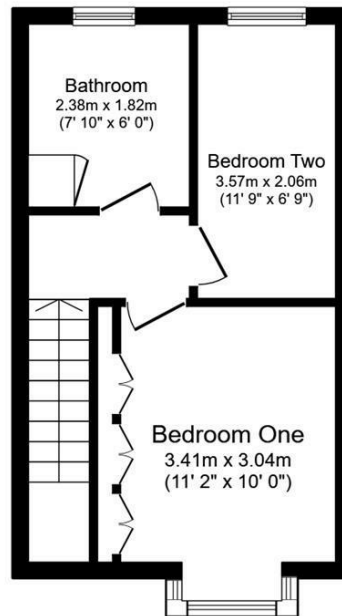
Directions

From the Ruthin office proceed down Well Street, at the junction continue straight ahead turning left onto Rhos Street, continue for a short distance and turn right onto Brynhyfryd Park then first left and the property can be found immediately on the right hand side





Ground Floor
Floor area 28.0 sq.m. (301 sq.ft.)



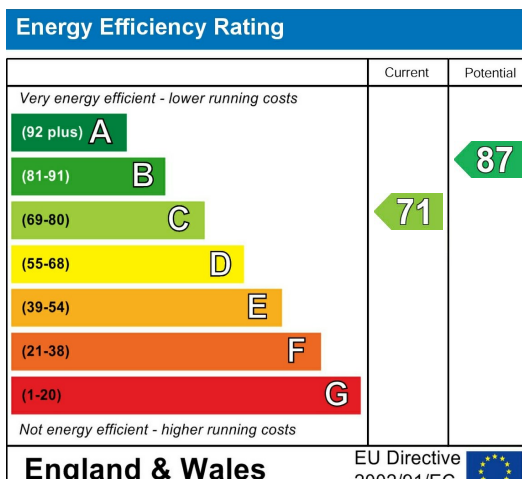
First Floor
Floor area 28.6 sq.m. (308 sq.ft.)

TOTAL: 56.6 sq.m. (610 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



Call us on
01824 704050

Ruthin@williamsestates.com

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