

25 Haulfryn, Ruthin, LL15 1HB

£170,000

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EPC - C71 Council Tax Band - B Tenure - Freehold

Haulfryn, Ruthin

2 Bedrooms - House

Offered For Sale on the popular residential estate of Haulfryn is this beautifully presented two bedroom link end terrace property which has benefitted from a scope of renovation and improvement.

The property comprises entrance porch and utility/rear porch, living room with a multi fuel stove, open plan kitchen with built in appliances and dining area with French Doors to the ground floor, with two double bedrooms and bathroom to the first floor.

Further benefits include uPVC double glazing, gas central heating and well maintained front and rear gardens, the front also providing off road parking with EV charging point.

EPC Rating - D71, Tenure - Freehold, Council Tax Band - B



Accommodation

uPVC double glazed door opens into

Entrance Porch

6'2" x 4'3" (1.903 x 1.317)

Tiled floor, radiator, door leads to hall and

Utility/Rear Porch

15'8" x 4'5" (4.781 x 1.348)

Continuation of tiled floor, exposed painted brick wall, base units with work surface and space and provision for washing machine and tumble dryer, uPVC double glazed door opens on to the rear garden

Inner hall

Stairs rising off to first floor, door opens into

Living Room

10'2" x 12'9" (3.101 x 3.906)

Wooden laminate flooring, radiator, multi fuel stove inset in a marble hearth and back with wooden surround, uPVC double glazed window to the front elevation, archway through to

Dining Area

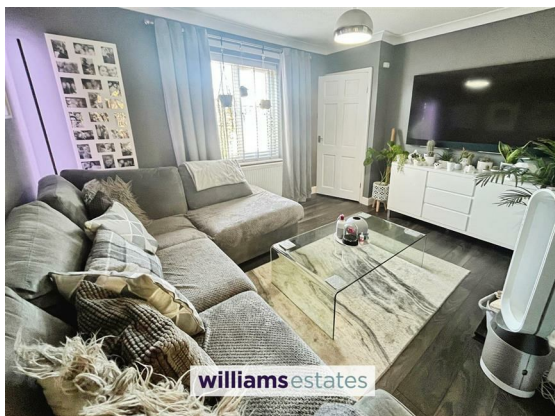
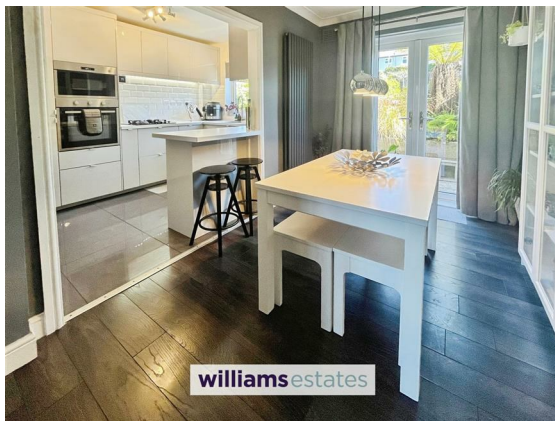
10'11" x 8'1" (3.339 x 2.471)

Continuation of wooden laminate flooring, vertical radiator, space for dining table, uPVC double glazed French Doors opening on to the rear garden, opening through to

Kitchen

11'1" x 7'7" (3.392 x 2.317)

Fitted with high gloss base and wall units with work surfaces over, integrated appliances to include single oven, microwave and dishwasher, the base units feature a recycling bin unit and hidden drawers within drawers, the wall units all feature push release opening doors, single bowl stainless steel sink with drainer and pull out spray mixer tap, four ring gas hob with extractor over, tiled splashbacks, uPVC double glazed window to the front elevation



Landing

Built in cupboard housing the central heating boiler and slatted shelving, uPVC double glazed window to the side elevation, loft access hatch, doors off to

Bedroom One

12'9" x 10'0" (3.902 x 3.059)

Built in wardrobe, radiator, two uPVC double glazed windows to the front elevation

Bedroom Two

11'3" x 9'6" (3.442 x 2.911)

Radiator, uPVC double glazed window to the rear elevation

Bathroom

A modern fitted white suite comprising bath with shower screen and mixer shower, wash basin in vanity unit, W.C., uPVC double glazed obscure window to the rear elevation

Outside

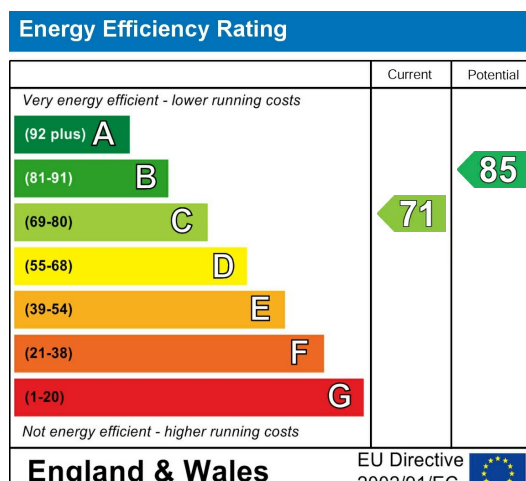
To the front is a gravelled area with EV charging point providing off road parking for one vehicle, concrete steps lead up to the property via a path where there is a further gravelled section. The rear garden is well stocked with planted borders and a small lawned section, a patio and decking area for seating, a small pond a Tiki Bar, timber shed and greenhouse. Please note the wooden pergola is not included in the sale nor a selection of trees which will be removed prior to completion, for further information please ask the Agent

Directions

From the Ruthin branch continue down Market Street, at the roundabout take the third exit on to Wern Fechan and follow the road turning left onto Haulfryn and the property can be found at the top of the hill



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
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.