



**Haulfryn Pwllglas, Ruthin, Denbighshire,
LL15 2PB**

£235,000

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EPC - G20 Council Tax Band - F Tenure - Freehold

Pwllglas, Ruthin

4 Bedrooms - House - Detached

****NO CHAIN**** A large four bedroom, double fronted detached family home boasting off road parking, garage, rear vehicular parking and bright and spacious accommodation but in needs of some modernisation. The property is located in Pwllglas, a mere 3 miles to the Historic Market Town of Ruthin, a well stocked village shop, a nearby primary school, village pub and a reliable bus route. The property benefits from two large reception rooms with a good sized fitted kitchen, four double bedrooms and family bathroom with open views to the front and manageable gardens to the front and rear. Added benefits include double glazing and oil fired central heating. EPC Rating - G20, Council Tax Band F, Tenure - Freehold.



Accommodation

uPVC double glazed front door opens into:

Entrance hall

18'4" x 5'8" (5.59 x 1.73)

Stairs rise off to the first floor, radiator, under stairs storage cupboard, doors lead off to:

Living room

21'0" in to bay x 12'0" (6.40 in to bay x 3.66)

Open fire, double radiator, uPVC double glazed bay window to the front elevation, double glazed window to the rear elevation

Sitting room

20'9" in to bay x 11'0" (6.32 in to bay x 3.35)

Open fire, two radiators, built in cupboards to either side of the chimney, uPVC double glazed bay window to the front elevation, double glazed window to the rear elevation

Kitchen

13'8" x 12'5" (4.17 x 3.78)

Fitted with a modern range of drawer and base units with work surfaces and wall units over, glazed display units, electric cooker point, extractor hood, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for tumble dryer, oil fired central heating boiler, quarry tiled floor, double glazed window and original door to the side elevation

Landing

Hinged loft access hatch with pull down ladder, radiator, double glazed window to the front elevation, doors lead off to:

Bedroom One

13'0" x 13'0" (3.96 x 3.96)

Radiator, uPVC double glazed window to the rear elevation

Bedroom Two

11'10" x 11'0" (3.61 x 3.35)

Radiator, uPVC double glazed window to the front elevation



Bedroom Three

11'0" x 10'9" (3.35 x 3.28)

Radiator, double glazed window to the front elevation

Bedroom Four

11'0" x 7'0" (3.35 x 2.13)

Radiator, double glazed window to the rear elevation

Bathroom

11'9" x 7'0" (3.58 x 2.13)

Bath with electric shower over, wash basin, WC, radiator, linen cupboard and double glazed window to the rear elevation

Outside

To the front of the property there is a small garden enclosed by wrought iron fencing and brick pillars with stone caps. There is off road parking which in turn leads to the garage and to the rear of the garage is a further store. The rear garden is also accessed by timber double gates from a side track which leads to a tarmac hand standing area providing parking for four vehicles. The back garden is lawned, oil tank

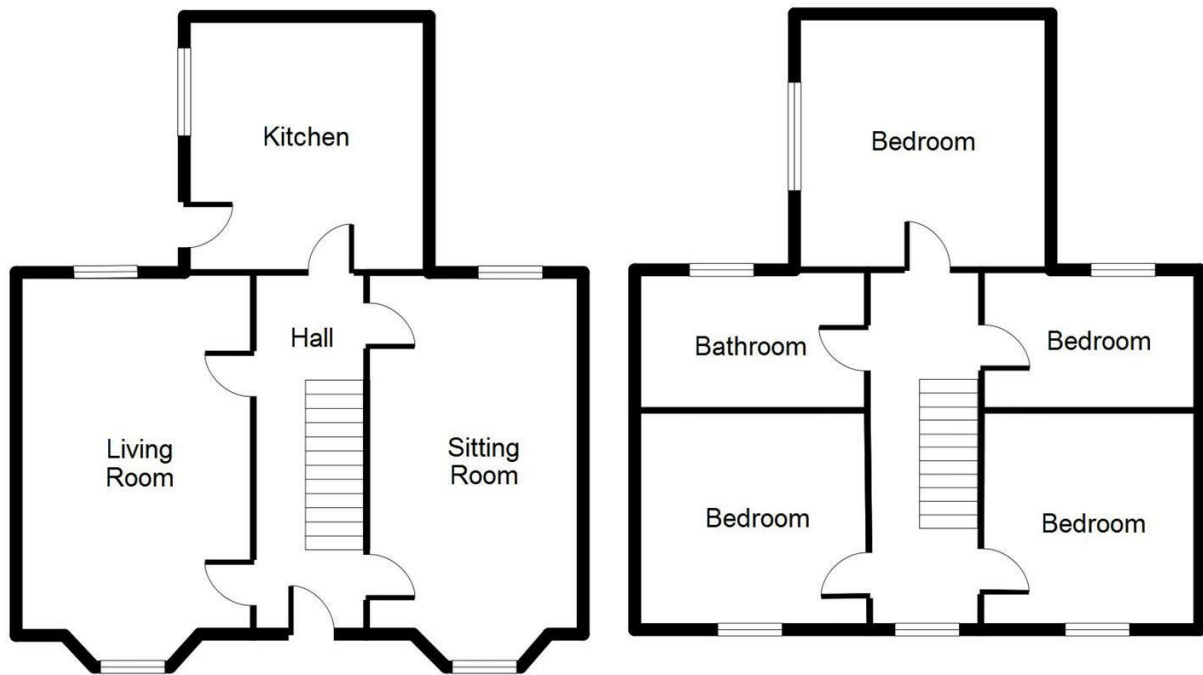
Directions

From our Ruthin office, proceed up Record Street and turn left onto Castle Street. Continue along this road joining the A494 until you reach the village of Pwllglas, upon entering the village the property can be found on the right hand side by way of our For Sale board

Notes

Property does need some modernisation





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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	20	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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