50 Haulfryn, Ruthin - LL15 1HD

Offers in Region of **£185,000**

50 Haulfryn

Ruthin

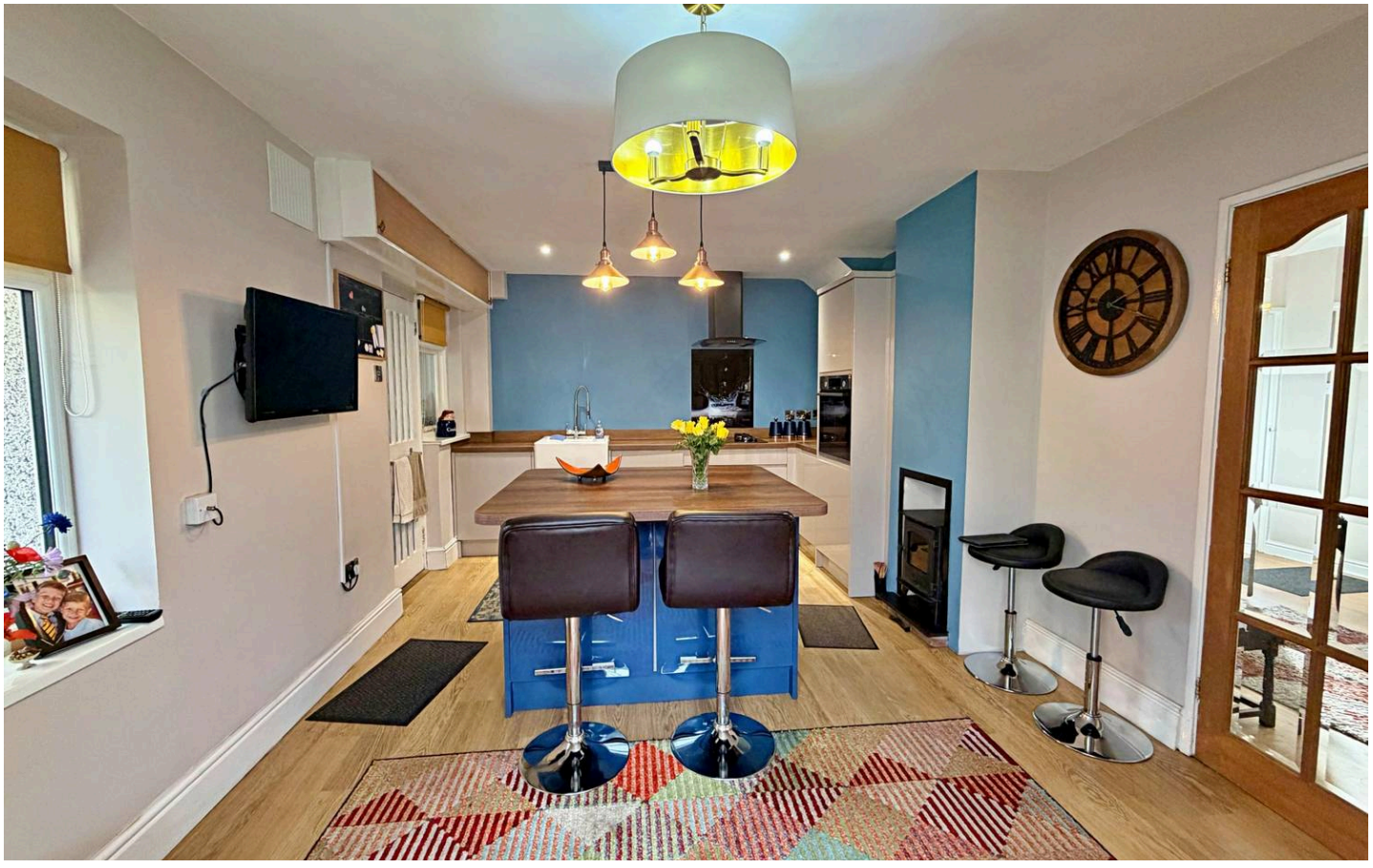
Welcome to this inviting end of terrace house, sat on a generous plot. Step inside to discover a stylish kitchen and dining room, complete with integrated appliances, an adjoining conservatory offers a lovely spot to unwind. The living room is a cosy retreat, featuring a charming log burner serving as a stunning focal point between the living room and kitchen. You will find a handy utility room and a conveniently located modern downstairs shower room. Upstairs there is two double bedrooms and a further shower room. The real highlight of this property is the spacious rear garden which is approximately 0.7 acres with ample storage sheds. This home beautifully balances practical features with stylish touches, creating a warm and welcoming atmosphere throughout. Its thoughtful layout and contemporary finishes make it perfect for those seeking comfort, space, and a touch of elegance in their next home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Accommodation
UPVC double glazed door leading into:

Entrance Hall
Having a radiator, staircase rising and door leading into:

Living room
12' 10" x 13' 1" (3.92m x 3.98m)
A bright room with uPVC double glazed windows to the front and side elevation, double panelled radiator, featured elegant black cast-iron multi fuel log burner serves as a stunning focal point, that flows beautifully from the living room through to the kitchen sat on a raised slate hearth with oak beam above and double doors leading into:

Kitchen/ Dining Room
16' 1" x 11' 3" (4.89m x 3.44m)
A modern stylish Wren kitchen having base units and drawers with complementary work surfaces over, Belfast sink with detachable chrome mixer tap, integrated oven, four ring gas hob with extractor hood over. There is also a central island having further drawers and cabinets underneath with matching work surface, power points, double panelled radiator, uPVC double glazed window to the rear elevation, door leading into utility room and archway leading into:

Conservatory
8' 7" x 9' 3" (2.61m x 2.82m)
A bright and spacious sitting room having two long panelled radiators, uPVC double glazed windows surrounding having full view of the rear garden, uPVC double glazed French doors leading out to the garden and power points.

Utility Room
7' 3" x 8' 7" (2.21m x 2.61m)
Having tiled flooring, base units with work surface over, void and plumbing for washing machine, space for freezer, uPVC double glazed frosted door with frosted window to the side leading to the rear garden, home of the boiler, power points and sliding door leading into:

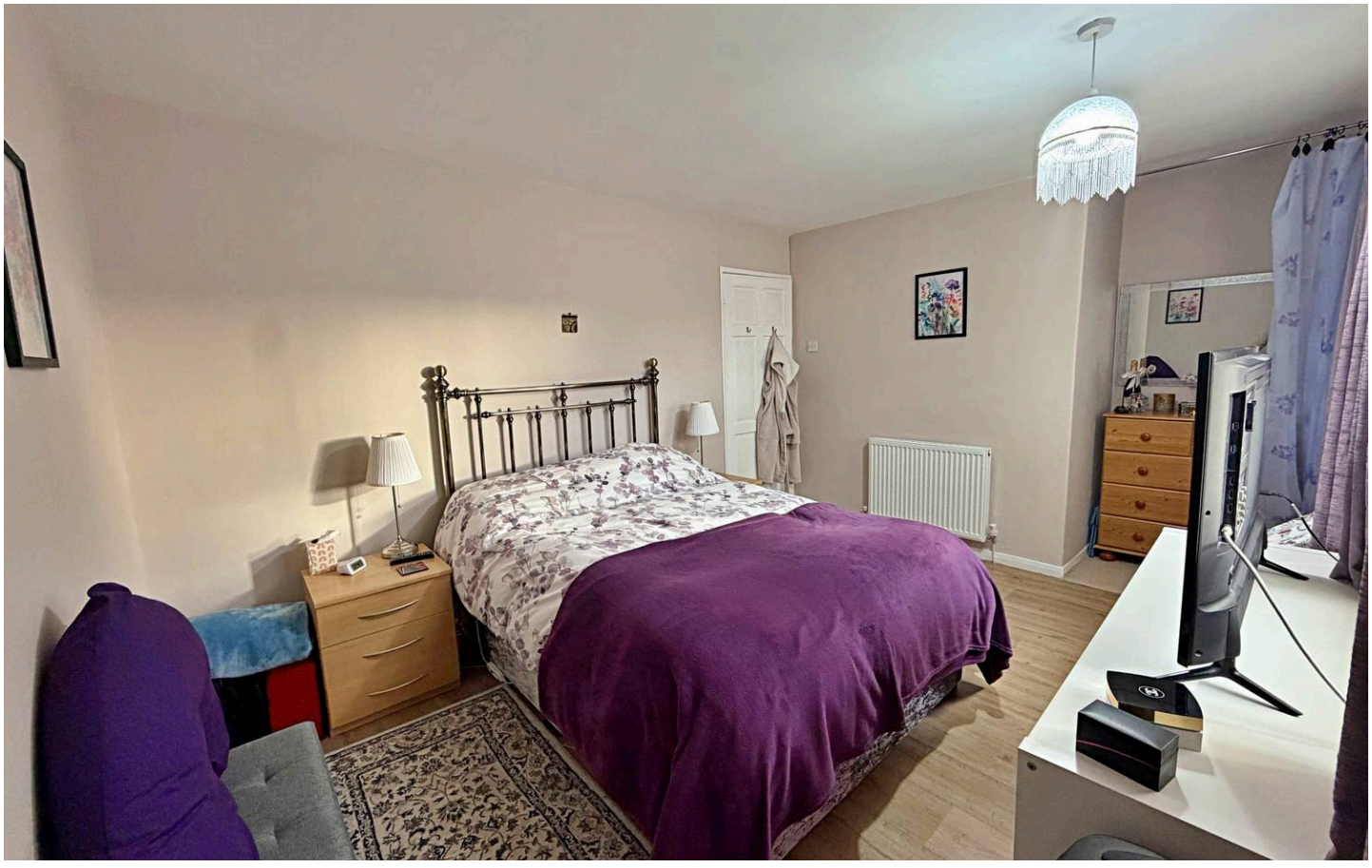
Downstairs Shower Room
8' 10" x 4' 11" (2.68m x 1.50m)
A modern room having a three piece suite comprising of walk in shower with glass shower screen, waterfall shower head with a further detachable shower head, wall hung vanity unit with wash basin and chrome mixer tap and low flush w.c. Part tiled walls, tiled flooring, uPVC double glazed frosted window to the side elevation and chrome heated towel rail.

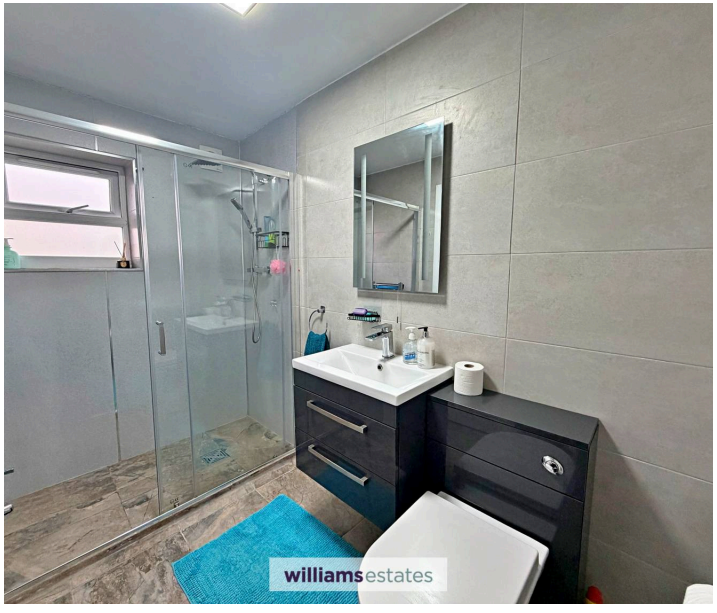
Landing
Stair leading up to the first floor with loft access hatch and doors off:

Bedroom One
16' 2" x 13' 1" (4.93m x 3.98m)
A spacious double room with two uPVC double glazed windows to the front elevation, double panelled radiator and power points:

Bedroom Two
9' 10" x 11' 5" (3.00m x 3.47m)
Another spacious double room having wide uPVC double glazed window to the rear elevation, double panelled radiator and power points.

Shower Room
7' 2" x 5' 11" (2.19m x 1.80m)
A well appointed shower room having a three piece white suite comprising of pedestal wash basin with hot and cold tap, corner shower cubicle with a modern waterfall shower unit and low flush w.c. Part tiled walls, uPVC double glazed frosted window to the rear elevation and chrome heated towel rail.





Outside

To the front is a tarmacadam path providing access to the front door with a timber gate leading to the rear garden. To the rear you will find a generous sized garden which is approximately 0.7 acres and is mostly laid to lawn, having a patio area with a ramp or step leading up to the laid to lawn area, there is also two timber built sheds, a vegetable patch area, mature shrubs and flower beds. The boundary is bounded by timber fencing creating a secure garden.

Directions

From our Ruthin office proceed down Market Street at the roundabout take the third exit onto Wern Fechan, follow the bend round and take a left onto Haulfryn, all the way to the end of the road then take a right and then your first left continue along the road following the bend round, where you will find a parking area for the properties. Number 50 is located ahead of the cul-de-sac on the right hand side of the round.

ON STREET

1 Parking Space

Ground Floor

1st Floor

Total: 88 m2

Ground Floor: 55 M2, 1st Floor: 33 m2

Excluded Areas: Walls: 10 m2

ended As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before

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