



williamsestates

81 Haulfryn, Ruthin - LL15 1HA

Offers in Region of **£275,000**

81 Haulfryn

Ruthin

A well presented extended family home situated in a popular area of Ruthin, close to all local amenities. The property sit on a large corner plot and comprises of four well proportioned bedrooms the master benefiting from having its own en-suite, a spacious living room with brick feature fireplace and log burner, a modern kitchen/diner and family bathroom. Further benefits include uPVC double glazing, gas central heating, driveway providing ample parking, large front garden and rear yard with outbuildings.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Accommodation

Composite door, with double glazed frosted panel to one side leading into

Entrance Hall

Having tiled flooring, radiator, downlights door leading to the side patio area and doors off

Master Bedroom

9' 1" x 12' 11" (2.78m x 3.93m)

A good double room with panelled radiator, PowerPoints, uPVC double glazed window to the side elevation, downlights and sliding door leading into:

En-suite

5' 9" x 9' 2" (1.74m x 2.79m)

A modern spacious en-suite comprising of low flush W.C, walk in shower cubicle with waterfall shower head and glass shower screen, vanity unit with ceramic bowl and , partially tiled walls, tiled flooring, black heated towel rail and downlights

Kitchen

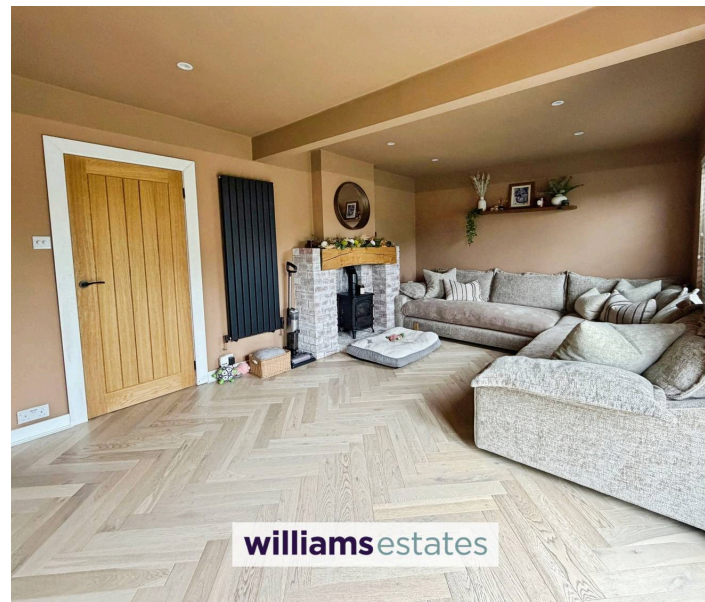
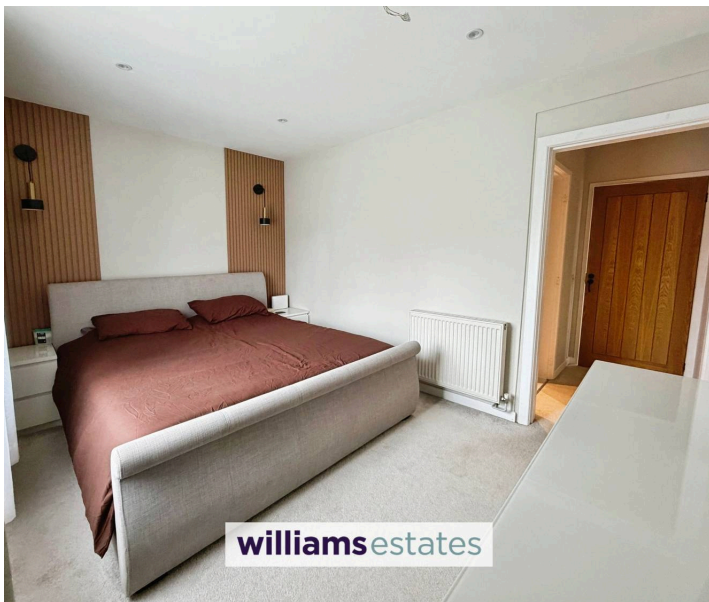
11' 4" x 11' 9" (3.46m x 3.58m)

A modern kitchen having wall unit with drawer and base units under with complementary work surfaces over, spaces for under counter fridge and freezer, plumbing for washer machine, range master cooker with five ring hob over, extractor hood above, ceramic sink and drainer with mixer tap, tiled splashback, tiled flooring, large uPVC double glazed window to the side elevation. Home of the Worcester boiler, vertical radiator and space for dining table.

Reception Room

16' 7" x 11' 3" (5.05m x 3.43m)

A good sized room having brick feature fireplace with wood burning stove, oak beam above, herringbone style flooring, built in media wall, power points, vertical radiator, uPVC double glazed patio doors to the rear garden.



Landing

Stairs from the entrance hall leading up to the first floor with uPVC double glazed frosted window to the front elevation, loft access and doors off:

Bedroom Two

11' 4" x 11' 9" (3.46m x 3.58m)

A good sized double bedroom with panelled radiator, PowerPoints and uPVC double glazed window to the side elevation.

Bedroom Three

9' 8" x 11' 4" (2.95m x 3.45m)

Another good sized double bedroom with PowerPoints, panelled radiator and uPVC double glazed window to the side elevation.

Bedroom Four

8' 2" x 8' 3" (2.49m x 2.51m)

A bright and airy room with panelled radiator, power points, downlights and uPVC double glazed window to the side elevation.

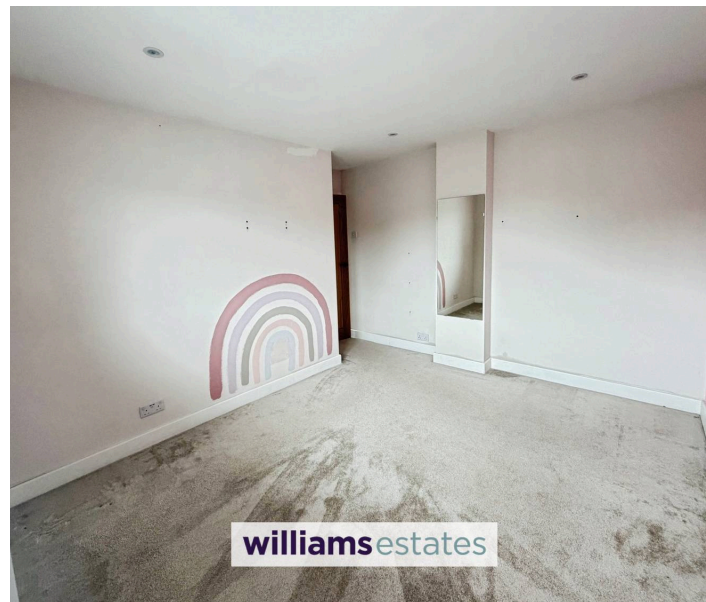
Bathroom

6' 0" x 5' 3" (1.82m x 1.61m)

Having a three piece white suite comprising of low flush W.C, pedestal wash basin with mixer taps over, panelled bath with electric shower unit, fully tiled walls, uPVC frosted double glazed window to the side elevation, and radiator.

Outside

The property stands within a large plot with concrete driveway providing ample parking. To the rear of the property is a concrete yard with two adjoining brick store outbuildings, brick arch with timber gate leading to the front of the property. Rear/side garden - laid to lawn with mature shrubs, and canvas french doors to the reception room.





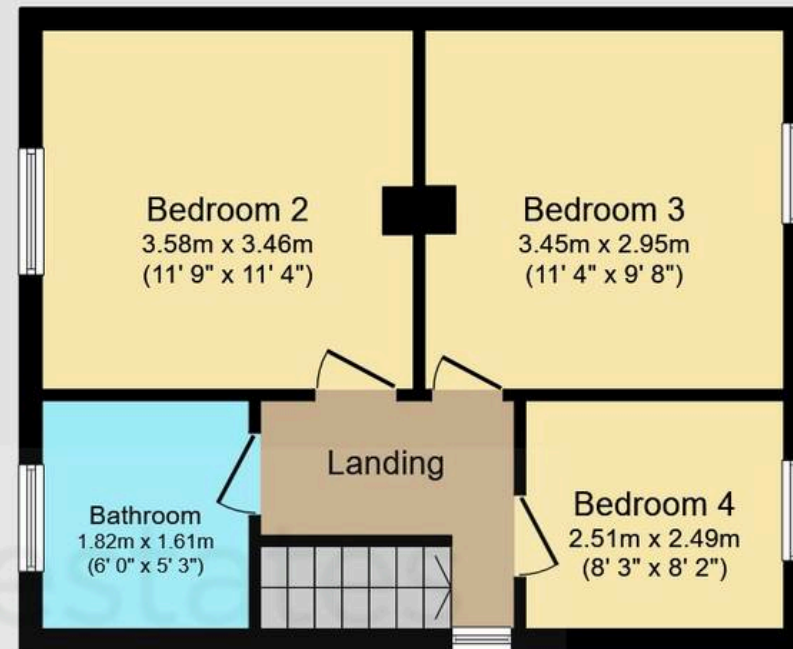
GARDEN

DRIVEWAY

2 Parking Spaces



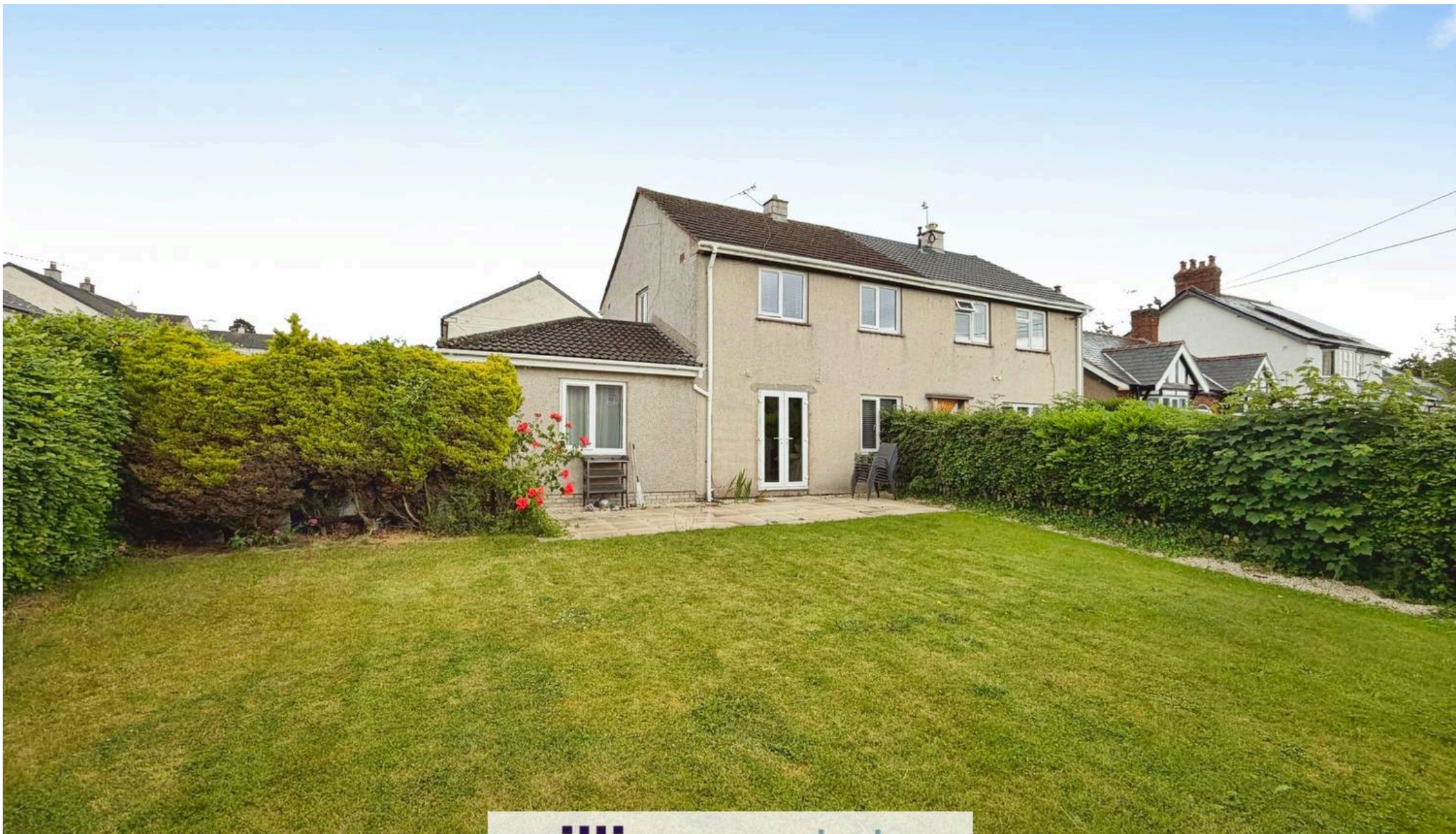
Ground Floor



First Floor

Total floor area: 104.2 sq.m. (1,122 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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