

6 Fron Haul, Ruthin, LL15 1JD



Approximate total area<sup>®</sup>  
589 ft<sup>2</sup>  
54.8 m<sup>2</sup>

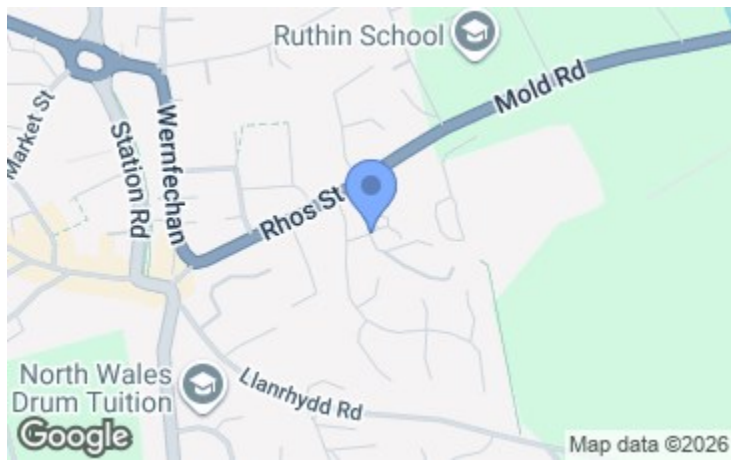
Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		67	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**6 Fron Haul**  
Ruthin,  
LL15 1JD

**Price**  
**£185,000**

A two bedroom detached house with enclosed patio and adjoining parking area to this small cul-de-sac development about 0.5 mile from the town centre.

The only two bedroom detached property in the cul-de-sac, standing in a slightly elevated setting with views to the front elevation towards St Peter's Church, It benefits from mahogany grained uPVC double glazing, gas central heating with combination boiler, entrance hall, attractive lounge, fitted kitchen / dining room with a range of built in appliances, first floor landing, two double bedrooms and luxury bathroom suite.

Enclosed garden to rear with storage shed and adjoining parking space.



**LOCATION**

The medieval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements. There are primary and secondary schools for all ages together with leisure facilities and Mold is some 11.5 miles distant whilst Chester 24 miles. There are good road communications providing access for those wishing to commute to the motorway network.

**THE ACCOMMODATION COMPRISES**

**CANOPY ENTRANCE**

Hardwood effect composite plastic door leading to hall.

**HALL**



Staircase rising off, coved ceiling, panelled radiator.

**LOUNGE**



Box bay window to front with views across the cul de sac, coved ceiling, woodgrain effect floor finish, TV point, panelled radiator.

**KITCHEN/DINING ROOM**



Fitted with a range of base and wall mounted cupboards and drawers with a cream high gloss finish to door and drawer fronts and contrasting woodgrain effect working surface to include inset 1.5 bowl stainless steel sink unit with mixer tap and drainer, inset electric hob with convector hood and light above, Zanussi integrated double oven, fridge/freezer, void and plumbing for washing machine, integrated dishwasher. Part tiled walls, lined ceiling with downlighters, stone effect floor finish, large understairs storage cupboard, double glazed window, matching door to rear, panelled radiator.



**FIRST FLOOR LANDING**

**BEDROOM ONE**



A spacious double bedroom to the front of the house with box bay window affording views across the cul de sac towards the centre of Ruthin and the tower of St Peter's church, walk-in wardrobe with hanging rail and shelf, panelled radiator.

**BEDROOM TWO**



Double glazed window to rear, panelled radiator.

**BATHROOM**



Modern white suite comprising tiled panelled bath with combination shower and tap unit and high output shower above, fitted vanity incorporating a large white sink and low level WC, fully tiled walls to a travertine style with fitted cupboard housing a modern Worcester gas fired combination boiler, slatted shelving, tiled flooring, extractor fan, lined ceiling with downlighters, chrome towel radiator.

**OUTSIDE**



The property stands in a slightly elevated position to one side of the cul de sac with substantial brick boundary wall to front. Access is via the side concrete pathway leading down to the front where there is a shaped lawn garden. To the rear the garden has been landscaped for ease of maintenance being mainly flagged with a timber decked area, timber framed and panelled garden shed and beyond a concrete hard standing providing space for parking 2 cars in tandem.