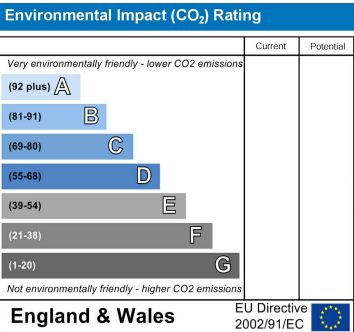
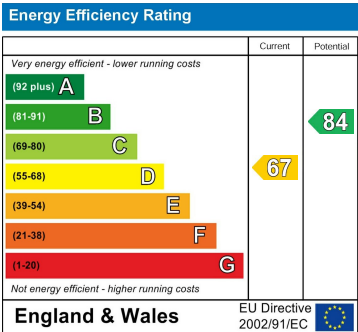
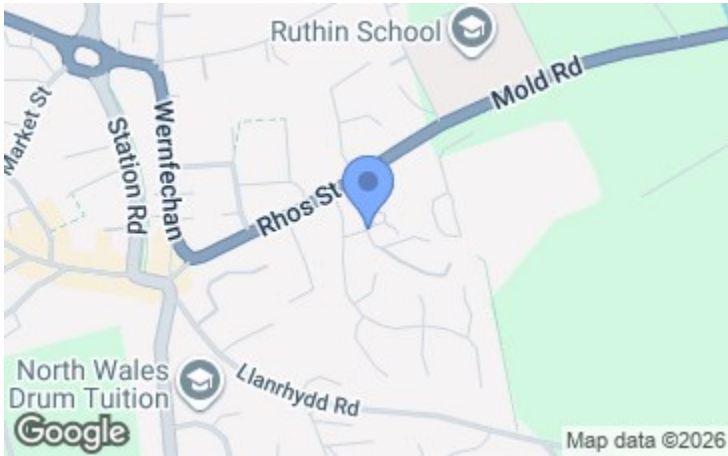


6 Fron Haul, Ruthin, LL15 1JD



Cavendish

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6 Fron Haul

Ruthin,
LL15 1JD

Price
£185,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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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.