

13 Haulfryn, Ruthin, LL15 1HB

Cavendish
ESTATE AGENTS

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Floor 0



Floor 1

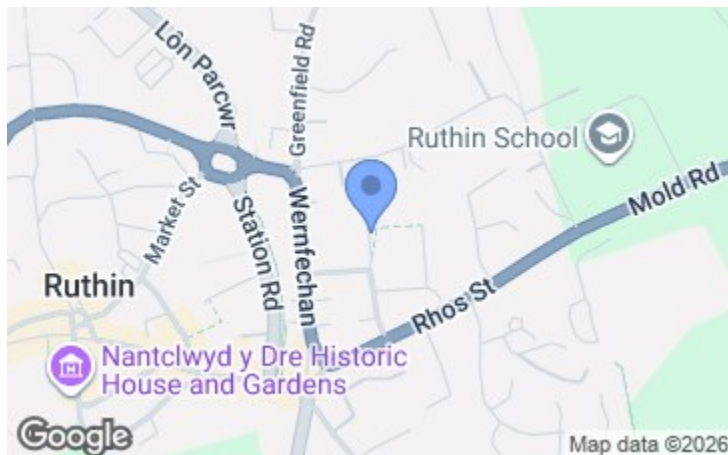
Approximate total area[®]
684 ft²
63.7 m²
Reduced headroom
7 ft²
0.7 m²

(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



13 Haulfryn
Ruthin,
LL15 1HB

Offers Over
£130,000

NO ONWARD CHAIN This charming two bedroom semi-detached house is situated in the popular market town of Ruthin and offers excellent potential for a first-time buyer, investor or anyone seeking a renovation project. The property is in need of modernisation and updating throughout and represents a fantastic opportunity to create a lovely family home in a convenient location with access to local amenities, schools and transport links.

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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LIVING ROOM

3.08 x 3.91 (10'1" x 12'9")



The open-plan living and dining room creates a spacious area that is ideal for modern family living. The room features windows to the rear elevation overlooking the garden and includes an electric fireplace which currently houses the Baxi Bermuda VP boiler. There are radiators and power points throughout.

DINING ROOM

3.36 x 2.47 (11'0" x 8'1")

**KITCHEN**

3.36 x 2.27 (11'0" x 7'5")



The kitchen has a window to the rear elevation and a frosted glass door leading directly out to the garden. It is fitted with a range of appliances including a Creda Cavalier oven, Hotpoint 1050 de Luxe clothes washer, Creda 275 tumble dryer and Tricity Vogue fridge. There is a sink with two draining racks and storage cupboards underneath, wall mounted cupboards above, laminate effect worktop, understairs storage, a cupboard housing the electric meter, radiator and power points.

LANDING

1.21 x 1.81 (3'11" x 5'11")

On the first floor, the landing provides access to the two bedrooms, bathroom, loft, fire alarm and hot water tank, and has a window to the side elevation.

BEDROOM ONE

3.10 x 3.91 (10'2" x 12'9")



Bedroom 1 is a good-sized front-facing room with two windows to the front elevation, providing plenty of natural light. It benefits from a radiator, power points and space for a cupboard.

BEDROOM TWO

3.39 x 2.96 (11'1" x 9'8")



Bedroom 2 is a rear-facing bedroom that enjoys pleasant views towards St Peter's Church. It has a window to the rear elevation, radiator and power points.

BATHROOM

1.65 x 1.82 (5'4" x 5'11")



The family bathroom comprises a bath with tiled surround and towel rail, wash basin with storage underneath, toilet, radiator and a frosted window to the rear elevation.

OUTSIDE

Outside, the property benefits from a rear garden accessed from the kitchen which offers potential for landscaping and outdoor enjoyment once renovated. There is also a useful bin shelter/storage space to the left hand side of the property which provides additional access to the garden.

TENURE

Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band C - Denbighshire County Council.

AML

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

AWARD WINNING LETTINGS SERVICE

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

VIEWINGS

By appointment through the Agent's Mold Office 01824703030.

Our photos might have been enhanced with the help of AI.

FLOOR PLANS - included for identification purposes only, not to scale.

DIRECTIONS

From Cavendish Ruthin, Head towards Wynnstay Rd, At Cylchfan Bricc Roundabout, take the 3rd exit onto A494, Turn left onto Haulfryn, Turn left to stay on Haulfryn.