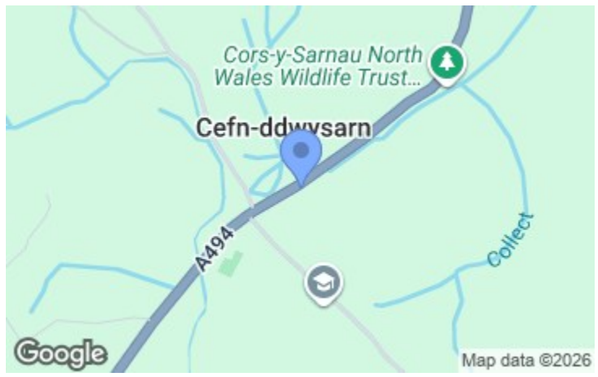
Erw Deg Cefn Ddwysarn, Bala, LL23 7HF

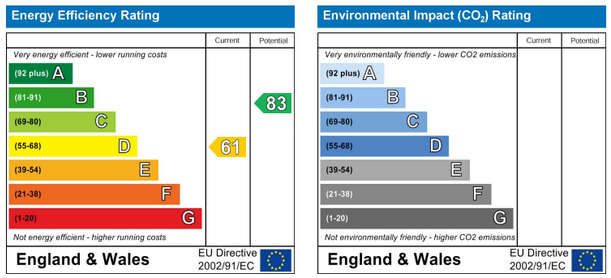


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 714 sq.ft.
TOTAL : 714 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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.

rightmove

naea | propertymark PROTECTED

The Property Ombudsman

Cavendish
ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE
Tel: 01824 703030
Email: ruthin.sales@cavmail.co.uk
www.cavendishproperties.co.uk



Erw Deg

Cefn Ddwysarn, Bala,
LL23 7HF

Price
£280,000

A BEAUTIFULLY RESTORED AND EXTENDED ONE/TWO BEDROOM DETACHED PERIOD COTTAGE set within private grounds of just over 0.5 acre located in this small hamlet some 3 miles from Bala.

This very attractive cottage has benefited from a comprehensive program of refurbishment and repair to include luxury fitted kitchen and shower room, replacement windows, the installation of high levels of insulation, electrical rewiring and complete replastering. The accommodations internal plumbing has been replumbed with the radiators and boiler being refurbished. As well as a dining room extension which could be used as an occasional second bedroom. It affords an outbuilt entrance porch, lounge with beamed ceiling and fireplace with stove, dining room extension, inner hall, luxury fitted kitchen and new shower room, double bedroom with fitted wardrobes.
There is a wide gated entrance with driveway for several cars together with a modern timber framed and panelled shed, four berth static caravan which is connected to mains water, electricity and the private drainage system and enclosed lawned garden and an open wooded area to one side. Inspection recommended.

Erw Deg Cefn Ddwysarn, Bala, LL23 7HF

LOCATION

Fronting on to the main A494(T). in the small hamlet some 4 miles from the market town of Bala, noted for it's busy High Street and recreational activities on the lake. It is some 5 miles from the A5(T) at Druid, close to The Rhug Estate and Corwen.

Cefn Ddwysarn is a small hamlet standing on the A494 some 3 miles east of the market town of Bala. It is an area noted for its scenic beauty with minor country lanes leading into the heart of rolling countryside. The nearby town provides a good range of shops catering for most daily requirements together with primary and secondary schools.

THE ACCOMMODATION COMPRISES

PORCH

1.50m x 1.42m (4'11" x 4'8")

Outbuilt porch with UPVC double glazed door, double glazed window to side, tiled flooring, panelled radiator. Panelled door leading to lounge.

LOUNGE

4.57m x 3.99m (15' x 13'1")



An attractive room with a painted stone chimney breast, raised hearth and a modern wood stove, painted beamed ceiling, double glazed window with deep sill, TV point, panelled radiator. Glazed and panelled door leading to dining room extension.



DINING ROOM

3.86m x 2.92m (12'8" x 9'7")



Designed to take advantage of the pleasing aspect over the rear garden, it has full depth double glazed windows and twin doors leading out, ceiling downlighters, woodgrain effect floor finish, panelled radiator.

INNER HALL

LOFT

A pull-down ladder form the hall allows access to a partially converted loft with boarded floor and lined ceilings with roof light. Headroom is limited but is great for storage.

BEDROOM

3.48m x 3.15m (11'5" x 10'4")



Painted beamed ceiling, large walk-in wardrobe, double glazed window with deep sill, panelled radiator.

KITCHEN

3.58m x 3.18m (11'9" x 10'5")



Refurbished with a new range of base and wall mounted cupboards and drawers with an off white high gloss finish to door and drawer fronts and contrasting light woodgrain effect working surfaces with matching upstand and breakfast bar. Inset single drainer sink with mixer tap, inset four ring electric hob with upstand and extractor hood above, integrated oven, integrated dishwasher, space for upright fridge/freezer, void and plumbing for washing machine, double glazed window, ceiling downlighters, woodgrain effect floor finish, vertical column radiator.

Erw Deg Cefn Ddwysarn, Bala, LL23 7HF



SHOWER ROOM

3.58m x 1.68m (11'9" x 5'6")



Comprising large floor level shower cubicle with glazed screen and high output shower with monsoon style head, vanity unit with storage and low level WC. Wall mounted woodgrain effect wall cabinet, back lit wall mirror, extractor fan, ceiling downlighters, double glazed window, stone effect floor finish.

OUTSIDE



The property is approached over a wide gated entrance with five-bar gate opening to a large parking area which extends to the right hand side of the cottage.

GARDENS



There is an enclosed lawned garden to one side providing a secure area for family pets together with a further open plan lawned area which extends across the front elevation and to the western side of the cottage. Adjoining the driveway is a four berth static caravan which provides ideal accommodation for friends and relatives who wish to stay as it is plumbed into the private drainage system and connected to mains water and electricity.

WORKSHOP



Timber framed and panelled workshop. A very useful building which is divided internally into two areas.

www.cavendishproperties.co.uk