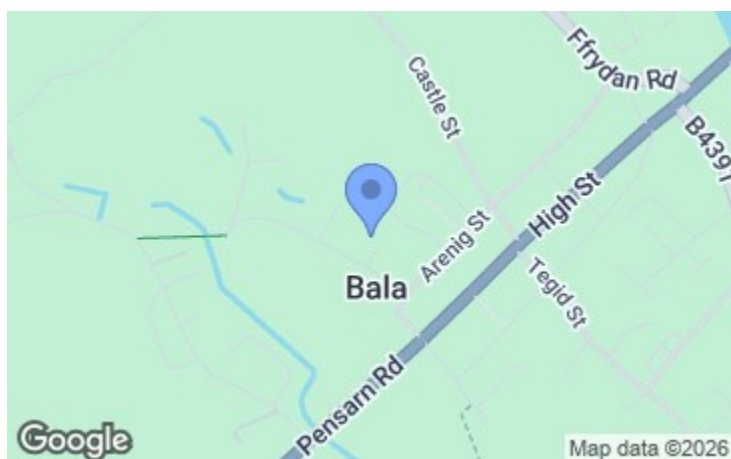


GROSS INTERNAL AREA
 FLOOR 1 483 sq.ft. FLOOR 2 421 sq.ft.
 TOTAL : 904 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

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Cavendish
ESTATE AGENTS

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35 Bro Eryl
 Bala,
 LL23 7AR

Price
£170,000

A TRADITIONAL STYLE THREE BEDROOM SEMI-DETACHED HOUSE WITH VERY EXTENSIVE GARDENS TO REAR located within a small established cul de sac in a convenient position close to the town centre.

This well proportioned family home will lend itself to a programme of modernisation. It affords entrance hall, lounge, living room/dining room with French doors to garden, fitted kitchen, first floor landing, two double bedrooms both with fitted wardrobes and furnishings, bedroom three and bathroom with shower. Enclosed garden to front with large covered area to one side, outside store and WC, large workshop, secluded paved patio and a very extensive lawned garden beyond.

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.



LOCATION

Arenig Street is located just off the High Street to the centre of this very busy town which provides a wide range of facilities to include a leisure centre, primary and secondary schools and the renowned Bala lake with recreational activities.

THE ACCOMMODATION COMPRISES

CANOPY ENTRANCE

Part glazed and panelled door leading to hall.

HALL

4.32m max x 2.21m (14'2" max x 7'3")



Staircase rising off, double glazed window to side, woodgrain effect floor finish, box panelled radiator.

LOUNGE

3.89m x 3.02m (12'9" x 9'11")



Splay bay window to front with double glazed windows and vertical blind, Adams style fireplace with inset hearth, tiled surround and over mantel (flue not in use), woodgrain effect floor finish, coved ceiling, panelled radiator.

DINING ROOM/SECOND LOUNGE

4.04m x 3.89m (13'3" x 12'9")



Located to the rear of the house with double glazed French doors opening to a private patio area. It has an Adams style fireplace in white with hearth and a coal effect gas fire. Moulded coved ceiling, wall light points, woodgrain effect floor finish, panelled radiator.

KITCHEN

4.19m max including recess x 2.21m (13'9" max including recess x 7'3")



Fitted base and wall units with a cream high gloss finish to door and drawer fronts and contrasting stone effect working surface with wood edge, to include an inset 1.5 bowl sink with mixer tap and drainer, space for slot-in cooker with extractor hood and light above, void and plumbing for washing machine, tiled splashback, double glazed window, tiled floor, two double glazed windows, glazed door to rear.



FIRST FLOOR LANDING

BEDROOM ONE
3.38m x 2.64m (11'1" x 8'8")



Fitted wardrobes to one wall comprising three double door units, matching dressing table and bedside cabinet, double glazed window with vertical blind, panelled radiator.

BEDROOM TWO

3.63m x 2.82m (11'11" x 9'3")



Fitted wardrobes to one wall comprising three double door units together with matching dressing table and bedside cabinets. Double glazed window with aspect over the rear garden, vertical blind, panelled radiator.

BEDROOM THREE

2.72m x 2.31m (8'11" x 7'7")



Double glazed window to front with blind, panelled radiator.

BATHROOM

2.57m x 2.62m (8'5" x 8'7")



Cream coloured suite comprising jacuzzi style bath with combination shower and tap unit, separate walk-in shower cubicle with high output valve, vanity with inset bowl and low level WC. Part tiled walls to dado, two double glazed windows, panelled radiator.

OUTSIDE



The property stands near the head of the cul de sac with brick boundary wall and pedestrian gate leading in with pathway and low maintenance garden being mainly gravelled with a variety of mature shrubs. There is a wrought iron gate leading to the gable with a large covered area and panelled door leading to rear.

