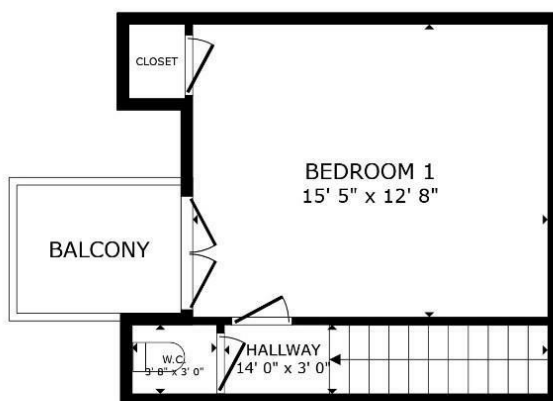




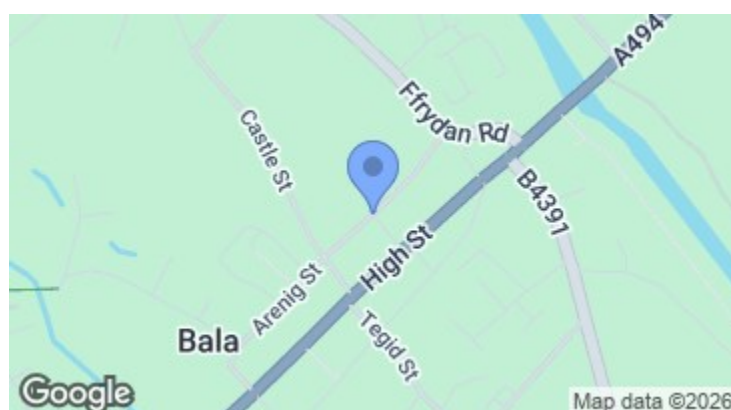
FLOOR 1

FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 464 sq.ft. FLOOR 2 434 sq.ft. FLOOR 3 263 sq.ft.
EXCLUDED AREAS : BALCONY 40 sq.ft.
TOTAL : 1,161 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
75	85

Environmental Impact (CO ₂) Rating	
Current	Potential

5 Rhesdai'r Berllan

Arenig Street, Bala,
LL23 7AH

Price
£225,000

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A MODERN FOUR BEDROOM, THREE STOREY MID-TERRACED TOWNHOUSE with courtyard garden and two dedicated parking spaces forming part of this innovative development of low energy housing located off the centre of Bala.

Built by a local company noted for designing and building low energy and efficient homes, this attractive house offers versatile and spacious accommodation. It affords entrance hall, lounge, modern fitted kitchen/dining room with cloaks and WC, first floor landing, two double bedrooms, bedroom four and modern luxury bathroom, second floor large main bedroom which also could be used as a second floor lounge as it benefits from a south facing and sheltered balcony with aspect over the town centre and countryside beyond.

Energy efficient district heating system with underfloor heating to the ground floor and radiators above, double glazing. Enclosed courtyard patio with adjoining parking spaces for two cars. Inspection recommended.



LOCATION

Bro Eryl 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**ENTRANCE HALL**

Double glazed and panelled door leading to entrance hall. Staircase rising off, slate effect tiled floor.

LOUNGE

4.32m x 3.99m (14'2" x 13'1")



Wide double glazed window to front with vertical blinds, TV point, enclosed understairs cupboard, under floor heating.

**KITCHEN/DINING ROOM**

5.05m max x 4.01m max (16'7" max x 13'2" max)



A light and airy room with double glazed window and glazed door leading to the rear patio. The kitchen is fitted with a modern range of base and wall mounted cupboards and drawers with an off-white high gloss finish to door and drawer fronts and contrasting stone effect working surfaces to include an inset one and half bowl sink with mixer tap and drainer, inset four ring electric hob with extractor hood and light above, integrated oven, further fitted cabinets providing space for upright fridge/freezer, void and plumbing for washing machine and tumble dryer, attractive tiled splashbacks, slate effect tiled floor, ceiling downlighters. Under floor heating.

**CLOAKROOM**

Vanity with splashback, storage cupboard and low level WC, extractor fan.

FIRST FLOOR LANDING

Fitted linen cupboard with slatted shelving, radiator.

BEDROOM TWO

3.33m x 2.62m (10'11" x 8'7")



Double glazed French doors opening to a Juliet balcony with aspect towards the town centre, panelled radiator.

BEDROOM THREE

2.97m x 2.92m (9'9" x 9'7")



Double glazed window to front, panelled radiator.

BEDROOM FOUR/STUDY

2.03m x 2.16m (6'8" x 7'1")



Double glazed window, panelled radiator.

BATHROOM

Modern white suite comprising large panelled bath with glazed screen and high output shower over with monsoon style head, pedestal wash basin and WC, part tiled walls, tiled floor, ceiling downlighters, extractor fan, chrome towel radiator.

SECOND FLOOR LANDING**CLOAKROOM**

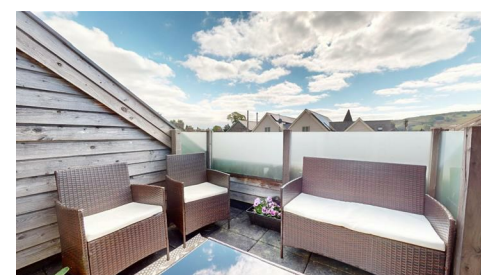
Vanity and low level WC, extractor fan.

BEDROOM ONE/SECOND LOUNGE

4.70m x 3.86m (15'5" x 12'8")



A very spacious light and airy room with a partially vaulted ceiling, it benefits from deep under eaves storage together with walk-in wardrobe and panelled radiator. Double glazed doors opening to balcony.

BALCONY

A delightful suntrap with predominately

southerly aspect across the town centre towards the Berwyns beyond. It has a modesty glass surround together with light point.

OUTSIDE

The front opens onto Arenig Street being bounded by a low level stone wall with communal pathway, slated area and raised flower bed. To the rear is an enclosed and south facing patio garden being brick paved for ease of maintenance with outside light point and screen fencing to three sides. A gate opens through to the rear where there is dedicated parking for two cars.

HEATING & HOT WATER

The property benefits from a district heating system run by a bio-mass wood pellet boiler run for the benefit of all the property within the development. The supply is individually metered within the property and provides all the domestic hot water and heating. details available on inspection.

TENURE

Believed to be Freehold

COUNCIL TAX

Gwynedd County Council - Tax Band D

DIRECTIONS

From the Agent's Ruthin Office - take the A494 to Bala. Continue to the far end of the High Street and turn right immediately adjoining the petrol station. follow the road to the right and take the first left into Bro Eryl. Take the first

turning on the right into a cul de sac and the house is on the left.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

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.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HE/PMW