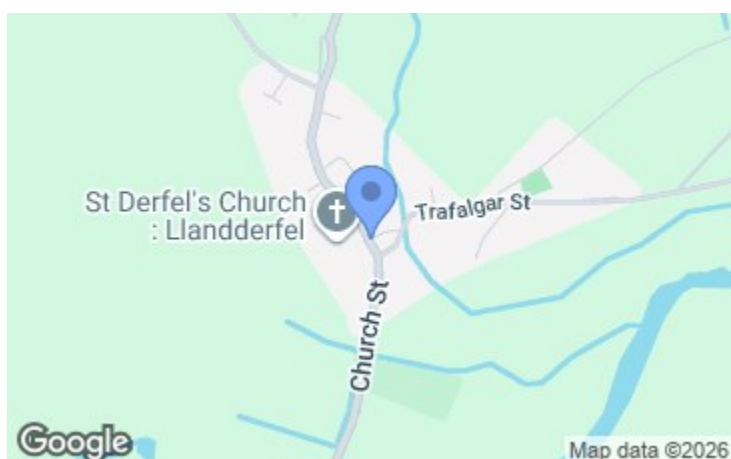




GROSS INTERNAL AREA
FLOOR 1: 182 sq ft, FLOOR 2: 445 sq ft, FLOOR 3: 454 sq ft, FLOOR 4: 410 sq ft
TOTAL: 1491 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	



The Cross Keys
Llandderfel, Bala,
LL23 7HP

Offers Around
£295,000

A UNIQUE GRADE II LISTED THREE STOREY TOWNHOUSE dating from the late 18th century located in a prominent position to the centre of this historic rural village close to the church and set in the heart of the Upper Dee Valley some four miles from Bala.

Converted from a public house in 1804, this very attractive house provides a unique four bedroom home arranged over three floors plus cellar which combine a wealth of original features with modern amenity. It affords entrance lobby, lounge with beamed ceiling, stove and slate flooring, kitchen/dining room, first floor landing, two double bedrooms and shower room, second staircase to third floor bedrooms three and four. Separate staircase leading to a very useful basement.

Enclosed garden located nearby with splendid vista across the village into the Berwyn Mountains.

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.



The Cross Keys Llandderfel, Bala, LL23 7HP

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LOCATION

Llandderfel is a small rural settlement located in the heart of the Upper Dee Valley, an area renowned for its scenic beauty nestling in the foothills of the Berwyn Mountains. Many of the properties in the village centre are Listed for their historic and architectural merit and is close to St Derfel's church.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Panelled front door leading to entrance area with staircase rising off.

LOUNGE

4.45m x 4.32m (14'7" x 14'2")



A spacious room with outbuilt chimney breast with recessed and raised hearth, stone lintel and a wood burning stove, painted beamed ceiling, secondary glazed window to front, traditional riven slate tiled floor, electric panel radiator.



KITCHEN/DINING ROOM

4.22m x 4.34m (13'10" x 14'3")



An attractive room with feature stone lined fireplace with raised hearth, impressive lintel and wood stove, painted beamed ceiling, secondary glazed cottage style window to front. The kitchen is fitted with a range of painted base and wall cupboards with marble effect working surfaces to include electric hob, white glazed Belfast sink, void and plumbing for washing machine, integrated oven and fridge. Window to rear with sill, oak floorboarding, electric storage heater.



FIRST FLOOR LANDING

Secondary staircase leading to the second floor.

BEDROOM ONE

4.04m x 3.02m (13'3" x 9'11")



Painted beamed ceiling, secondary glazed cottage style window to front, Victorian style fireplace (flue not in use) with painted surround, oak flooring, electric panel radiator.

BEDROOM TWO

3.53m x 3.05m (11'7" x 10')



Secondary glazed cottage style window, Victorian style fireplace (flue not in use) with painted surround, slate heart, painted beamed ceiling, fitted walk-in cupboard with shelving, further under eaves cupboard, electric panel radiator.



SHOWER ROOM



White suite comprising corner cubicle with thermostatic shower, round wash basin with pillar tap and low level WC. Wall mounted LPG gas fired boiler providing domestic hot water, cottage style window with shutters, electric towel radiator.

SECOND FLOOR OPEN PLAN LANDING/BEDROOM THREE

4.50m x 4.47m (14'9" x 14'8")



Vaulted ceiling with exposed purlins, secondary glazed cottage style window to front, electric storage heater.



BEDROOM FOUR

4.50m x 3.58m (14'9" x 11'9")



Vaulted ceiling with exposed purlins, secondary glazed window, electric storage heater.

BASEMENT



Staircase leading down from the kitchen with panelled door opening to a very useful basement store with a large hardwood work bench, electric water heater which connects to the sink to the kitchen above and fitted base unit.