



Ground Floor
Approx. 138.1 sq. metres (1486.8 sq. feet)

Total area: approx. 138.1 sq. metres (1486.8 sq. feet)



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	
35	78
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 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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Berwyn Deg
Llandderfel, Bala, Gwynedd,
LL23 7HG

Offers Around
£250,000

A LARGE 3 BEDROOM DETACHED BUNGALOW WITH INTEGRAL GARAGE AND VERY EXTENSIVE GARDENS TO SIDE AND REAR, LOCATED IN A SMALL SECLUDED CUL-DE-SAC A SHORT DISTANCE FROM THE VILLAGE CENTRE IN THE HEART OF THE PICTURESQUE UPPER DEE VALLEY SOME 5 MILES FROM BALA.

In need of a programme of some repair and modernisation it affords entrance hall, spacious lounge with modern double glazed patio window, large open plan dining/kitchen, utility room. Enclosed central hall with 2 large double bedrooms and bathroom. Large integral garage and mainly double glazed. Gated drive with ample parking.

The gardens are mainly to one side and rear extending for some considerable distance and with southerly views towards The Berwyns, Decked area to the rear of the bungalow.

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

Llandderfel is a small, rural village standing in the Upper Dee Valley, some 8 miles from Corwen, 21 miles from Ruthin and 4 miles from the market town of Bala. The nearby town provides a wide range of facilities catering for most requirements, whilst there is transport to Cefnddwysarn primary school, and a Village Hall within the village.

THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

2.74m x 1.70m (9' x 5'7")

Modern composite double glazed door with full length double glazed panel to side leading to entrance hall, panelled radiator, access door to garage.

CLOAKROOM

Low level WC.

LOUNGE

6.20m x 4.09m (20'4" x 13'5")



Spacious and well lit room with wide and modern UPVC double glazed patio window affording far reaching views across the village to the Berwyn mountains, raised brick plinths to either side of the chimney breast with raised hearth and enclosed fire grate with timber surround, fully double glazed window, TV point, two panelled radiators, large through kitchen and dining room.

KITCHEN/DINING ROOM

7.67m x 3.45m (25'2" x 11'4")



Wide double glazed window to front with southerly aspect, fully double glazed window to the left hand side, fitted base and wall units with single drainer sink, electric cooker point, panelled radiator.

**UTILITY ROOM/SIDE PORCH**

Fitted base and wall cupboards, double glazed door to the side, panelled radiator.

ENCLOSED INNER HALL

6.10m x 1.12m (20' x 3'8")

Walk in airing cupboard with cylinder.

BEDROOM ONE

3.25m x 4.70m (10'8" x 15'5")



Double glazed window to front, panelled radiator.

BEDROOM TWO

3.81m x 3.68m (12'6" x 12'1")



Double glazed window to side, panelled radiator.

BEDROOM THREE

2.95m x 2.39m (9'8" x 7'10")



Double glazed window to side, panelled radiator.

BATHROOM

2.39m x 1.98m (7'10" x 6'6")



White suite comprising shaped spa style bath, wash basin and WC, Triton shower over bath, double glazed window, radiator.

OUTSIDE

The property is approached through a timber panelled gate to a wide tarmac driveway providing spacious parking for two or three cars, thereafter access to integral garage.

GARAGE

6.05m x 3.76m (19'10" x 12'4")

Integral garage benefiting from a door to front, oil fired boiler providing heating and hot water, double glazed window, panelled door to side.

GARDENS

The gardens extend along the left hand elevation and beyond for some considerable distance extending towards a wooded area. They provide wide informal lawns together with a wide timber decked area extending across the rear elevation of the bungalow.

DIRECTIONS

From the Agent's Ruthin office take the A494 (Bala Road) proceeding through the villages of Pwll Glas and Gwyddelwern, and after some nine and a half miles and on reaching the junction with the A5104 Chester Road, turn right. On reaching the traffic lights with the A5, turn left and follow the road towards Corwen and on crossing the River Dee, turn immediately right onto the B4401 Old Bala Road. Continue through Cynwyd and Llandrillo and on reaching the War Memorial on the outskirts of Llandderfel, turn right. On entering the village, keep left and follow the road up the hill, past the church and after some 150 yards there is a right turn adjoining a newly completed stone house into a small cul de sac and the property is set back on the right.

TENURE

Understood to be Freehold.

COUNCIL TAX

Gwynedd Council - Tax Band E

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.

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.

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.

VIEWING

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

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

HE/PMW