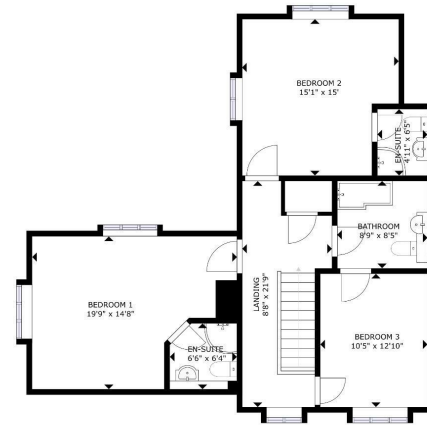


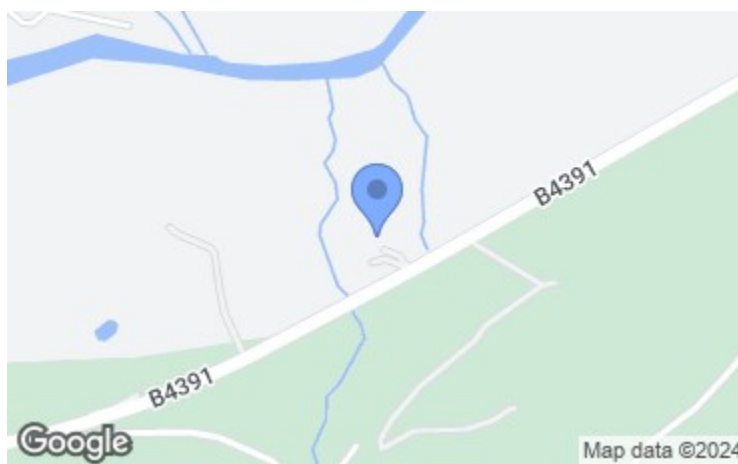
GROSS INTERNAL AREA
FLOOR 1: 2021 sq ft, FLOOR 2: 965 sq ft
TOTAL: 2986 sq ft

Matterport



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

Garth Lwyd,
Rhosygwalia, Bala, Gwynedd
LL23 7PL

Price
£750,000

A modern purpose-built and very highly appointed three bedroom detached house together with detached double garage, original stone farm building and a large modern 1,300 sq. ft purpose-built steel portal framed stock shed/workshops, standing in an elevated setting amidst garden and paddocks extending to about 6.48 acres in total.

Dating from 2013 this very spacious architect designed home has been created to take full advantage of the breathtaking westerly views across this picturesque valley and towards Bala lake. It affords entrance porch, large hall with solid oak staircase, lounge, very spacious family room with dining area and luxury fitted kitchen, utility room and cloaks. First-floor landing, three double bedrooms all with en-suites. Oil central heating with underfloor heating throughout the ground floor. Long private drive with grounds and two paddocks. INSPECTION HIGHLY RECOMMENDED.

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 Residential.



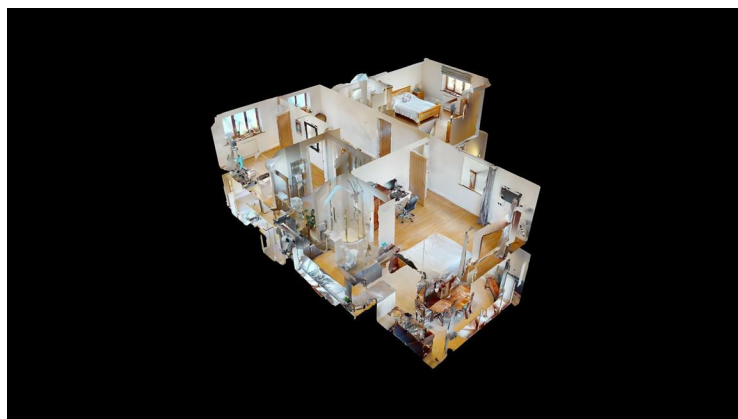
LOCATION



Garth Lwyd stands in an elevated setting commanding far reaching westerly views. It is about 1 mile from Bala and the lake in an area noted for its scenic beauty adjoining The Berwyn Mountains, and rolling countryside along the upper Dee Valley towards Llandderfel and Llandrillo, and south towards Lake Vrynwy. The nearby town provides an extensive range of facilities together with excellent road links towards the A5, Llangollen, The Snowdonia National Park and Chester.



3D VIRTUAL TOUR



Available to view on-line.

OUTSIDE FRONT/PORCH

2.13m x 1.80m (7' x 5'11")



The accommodation comprises a deep canopy oak-framed entrance with a woodgrain-effect and double-glazed door leading to entrance porch with large window to side and a high gloss white stone-effect porcelain-tiled floor which extends into the adjoining hallway.

ENTRANCE HALL

4.14m max x 2.11m (13'7" max x 6'11")



An oak-framed and glazed screen with door leading to the entrance hall with a fine solid oak staircase rising off. Enclosed understairs cupboard. Coved ceiling and downlighters.

LOUNGE

6.12m x 4.52m (20'1" x 14'10")



Spacious room designed to take full advantage of the far reaching views across the valley of the River Dee towards wooded countryside beyond. It has a dual aspect with a further window to side, coved ceiling and stone-lined chimney breast with raised slate hearth and a multifuel fire grate, TV point and engineered oak flooring.

VIEWS ACROSS THE DEE VALLEY



DIRECTIONS

From Ruthin take the A494 Bala road proceeding for some nine miles through the village of Gwyddelwern and turn right at the junction with the A5104 Chester road. On reaching the traffic lights with the A5 turn right and continue past the Rhug Estate and at the next traffic lights turn left onto the A494 for Bala. Continue for some seven miles, whereupon reaching Bala proceed over the River bridge and turn immediately left. Follow the road past the industrial estate and follow the road to the far end of the lake and bear left up the hill on the B4391. Continue for about 0.75 mile and the property will be found set back on the right.

TENURE

The property is Freehold.

COUNCIL TAX

Gwynedd County Council - Tax Band F.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

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

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

ESJ/HME

DETACHED GARAGE

5.61m x 5.18m (18'5" x 17')

A large purpose-built detached double garage, electric light and power installed and personal door to side.



STONE BARN

7.65m x 3.96m (central barn) (25'1" x 13' (central barn))



FURTHER LEAN-TO BAY

9.14m x 4.57m (30' x 15')

Providing stores. With two enclosed dog runs to its frontage.

GARDENS AND LAND



An original stone barn which formerly provided a shippon stables and stores. It provides a large and adaptable building with potential for conversion to provide ancillary accommodation such as a holiday let or for use for a dependent relative subject to usual consents being obtained. It provides a large central barn, 25'1" x 13', with high vaulted ceiling and exposed beams.

LEAN-TO STORE

4.57m x 2.44m (15' x 8')

STABLE/LOG STORE WITH STORE OVER

3.71m x 2.31m (12'2" x 7'7")

FURTHER STABLE

4.01m x 3.12m (13'2" x 10'3")

OPEN-FRONTED LEAN-TO STORE

4.57m x 3.00m (15' x 9'10")

MODERN PURPOSE-BUILT SHEDS

9.14m x 9.14m (30' x 30')



Standing centrally within the yard with a hardstanding surrounding. It provides a large purpose-built two-section portal frame shed measuring approximately 30 x 30 with concrete floor and powder-coated profile steel cladding.

The property has an informal lawn garden area directly to the front of the house which has been designed to take full advantage of the far-reaching views across the valley. The property benefits from two large enclosed paddocks, both with frontage onto the BXXX, and located to either side of the entrance drive. They provide an ideal laydown to permanent pasture and provide ideal enclosures for those wishing to keep livestock or pony.



LARGE KITCHEN/DINING/FAMILY ROOM

5.72m x 4.67m plus 4.50m x 2.72m (18'9" x 15'4" plus 14'9" x 8'11")



Also arranged to take full advantage of far-reaching views with a double-glazed window afforded splendid views across the Dee Valley. It has double-glazed French doors to one side opening to a patio and further window to the kitchen area. The kitchen is fitted with a contemporary range of base and wall-mounted cupboards and drawers with a combination of light cream-toned and light anthracite grey high-gloss-finished door and drawer fronts and contrasting stone working surfaces to include a large central Dias and breakfast bar with inset four-ring hob, stainless-steel extractor hood and light, pan drawers and cupboards. Integrated Bosch double oven, pull-out larder units, integrated dishwasher. Coved ceiling, light stone-effect porcelain tile floor.

L-SHAPED UTILITY/REAR PORCH

3.96m max x 3.43m max (l-shaped) (13' max x 11'3 max (l-shaped))



Fitted base and wall units with a light cream-toned high-gloss-finished door and drawer fronts and contrasting stone-effect working surfaces with inset Franke stainless-steel sink, void and plumbing for washing machine and space for tumble dryer, a Worcester oil-fired boiler providing domestic hot water and central heating with underfloor heating throughout the ground floor, stone-effect flooring, double-glazed window and panelled door to side.

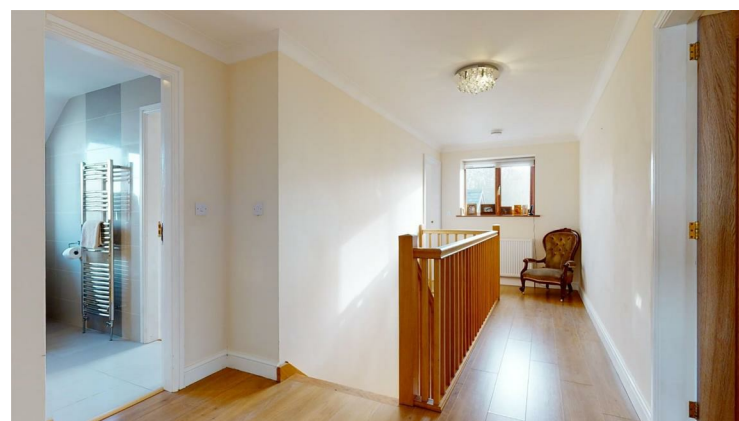
CLOAKROOM

2.64m x 1.17m (8'8 x 3'10)



Vanity with large bowl, low-level WC, coved ceiling, matching flooring to utility.

FIRST FLOOR



Spacious landing with an oak balustrade, wood grade-effect flooring, double-glazed window. Fitted airing cupboard with slatted shelving and a pressurised cylinder for the domestic water, panel radiator.

BEDROOM ONE

6.02m max x 4.47m max (19'9 max x 14'8 max)



A large double bedroom with dual aspect, both of which afford splendid views across the valley towards Bala lake. Partially vaulted ceiling, wood grade-effect floor finish and panel radiator.



EN SUITE SHOWER ROOM

1.93m x 1.98m (6'4 x 6'6)



Luxury white suite comprising corner tray with glazed screen and high-output shower. Vanity with large bowl, low-level WC, fully tiled walls and floor with extractor fan, vaulted ceiling with Velux rooflight and a chrome towel radiator.

BEDROOM TWO

4.60m x 4.57m (15'1 x 15')



Large double bedroom also benefitting from dual aspect with far-reaching views across the valley. Coved ceiling, woodgrain-effect floor and panel radiator.

EN SUITE SHOWER ROOM

1.96m x 1.50m (6'5 x 4'11)



Large corner cubicle with high-output shower and glazed screen, vanity with large bowl and low-level WC. Fully tiled walls and floor with vaulted ceiling, Velux rooflight, extractor fan and a chrome towel radiator.

BEDROOM THREE

3.91m x 3.18m (12'10 x 10'5)



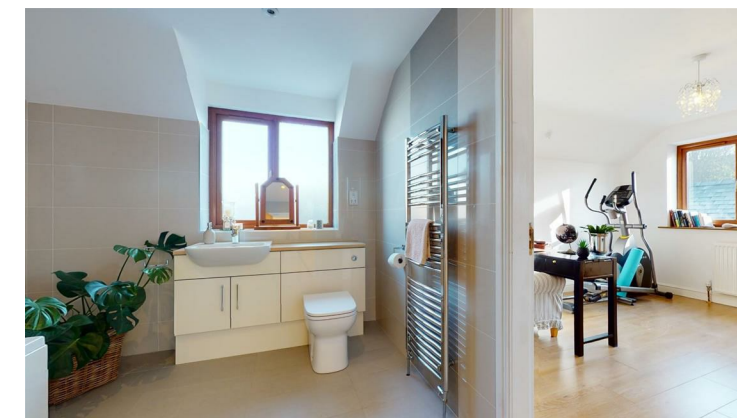
Double-glazed window to one side, partially vaulted ceiling, woodgrain-effect flooring and panel radiator.

EN SUITE SHOWER ROOM

2.67m x 2.57m (8'9 x 8'5)



White suite comprising P-shaped bath with lead screen and electric shower. Fitted cabinet to wall incorporating wash basin and WC, fully tiled walls and floor, extractor fan, double-glazed window and a chrome towel radiator.



OUTSIDE



The property stands in an elevated setting set back some distance from the B4391 commanding splendid westerly views across the valley of the Upper Dee, Bala and Arenig mountains. It is approached over its own long private driveway which extends around to the right hand elevation of the house where there is a wide parking area and access to the garage. To the front of the house, the driveway extends to a large yard with a very substantial and modern purpose-built farm building and an original stone barn.