



GROSS INTERNAL AREA
FLOOR 1: 973 sq ft
TOTAL: 973 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
	100
62	

Environmental Impact (CO ₂) Rating	
Current	Potential

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.



Berwyn View Church Street
Llandderfel, Bala, Gwynedd County Council,
LL23 7HL

Offers Around
£260,000

AN ATTRACTIVE STONE FRONTED TWO BEDROOM DETACHED BUNGALOW, WITH LARGE CARPORT, DETACHED GARAGE AND EXTENSIVE LAWNED GARDENS, LOCATED ON THE PERIPHERY OF THIS SMALL RURAL VILLAGE STANDING IN THE HEART OF THE UPPER DEE VALLEY, 4 MILES FROM BALA.

Benefitting from refurbishment with modern fitted kitchen and oil heating it affords an L-shaped reception hall, dining room and adjoining lounge, conservatory, 2 bedrooms and bathroom. Wide carport extending into a further parking area and detached garage.

Extensive south and easterly facing lawns with wide patios and view of the Berwyn Mountains.

LOCATION

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Wood grain effect UPVC double glazed door leading to an L shaped reception hall.

RECEPTION HALL

Wood grain effect flooring, panelled radiator.

LOUNGE

5.18m x 3.61m (17' x 11'10")



An attractive room with twin Georgian style glazed doors with panel to one side leading to the conservatory, Adams style fire surround painted grey with matching hearth and inset coal effect Living Flame gas fire (LPG), two TV points, two wall light points, panelled radiator.



DINING AREA

3.61m x 2.18m (11'10" x 7'2")



Leaded effect double glazed window to front with deep sill, panelled radiator, archway to spacious lounge.

CONSERVATORY

3.02m x 2.87m (9'11" x 9'5")



Designed to take full advantage of the pleasing aspect over the rear garden and southwards across the valley of the river Dee towards wooded countryside and the Berwyns, it has double glazed windows and a pitched polycarbonate roof, twin glazed doors leading to garden, panelled radiator.

KITCHEN BREAKFAST ROOM

4.22m x 3.53m (13'10" x 11'7")



The kitchen has been refurbished with a modern range of base and wall mounted cupboards and drawers with a light sage tone finish to drawer and door fronts with contrasting marble effect working surfaces to include an inset stainless steel sink with drainer and mixer tap, space for slot in electric cooker with contemporary extractor fan and light above, void and plumbing for washing machine, space for upright fridge/freezer, attractive tiled splashback, void and plumbing for dishwasher and tumble dryer. Broom cupboard, tile effect floor finish, double glazed window with pleasing aspect over the rear garden, extractor fan, glazed door leading out, panelled radiator.



BEDROOM ONE

4.01m x 3.40m (13'2" x 11'2")



Wide double glazed window with pleasing views, fitted wardrobes with a light wood grain effect finish providing a combination of hanging rails and shelving together with matching bedside cabinet and dressing table/chest of drawers, panelled radiator.

BEDROOM TWO

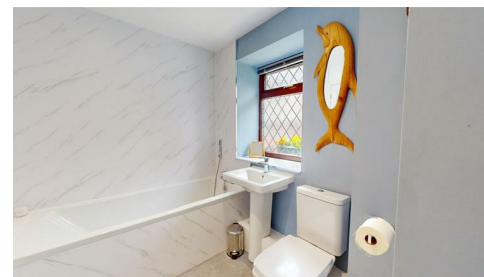
3.05m x 2.49m (10' x 8'2")



Double glazed window to front, fitted cupboard and panelled radiator.

BATHROOM

2.49m x 1.88m (8'2" x 6'2")



White suite comprising panelled bath with a marble effect wall finish and surround and combination shower and tap unit, separate walk in shower cubicle with glazed door and high output thermostatic shower valve with monsoon style head, pedestal wash basin and WC, double glazed window, downlighters, radiator.

GARDENS



OUTSIDE



The rear garden is a particular feature of the bungalow as it is both extensive and south facing. It enjoys a delightful mature setting with a wide flagged patio, large lawn with a domestic area to the rear of the garage whilst to the furthest point steps leading up to a further lawned garden from which there are delightful views southwards across the Dee valley towards the Berwyns and wooded countryside.



The property stands on the village road leading into the centre of the small and picturesque rural village in the heart of the upper Dee valley. It benefits from a wide covered carport with concrete base and a high and clear plastic glazed roof together with wrought iron gates leading to a further parking area to the rear and a detached garage.

GARAGE

4.88m x 2.87m (16' x 9'5")



Fitted workbenches to two sides, two double glazed windows, side panelled door, electric light and power installed.



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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

HE/PMW

DIRECTIONS

TENURE

Freehold.

COUNCIL TAX

Gwynedd Council - Tax Band D

AGENTS NOTES