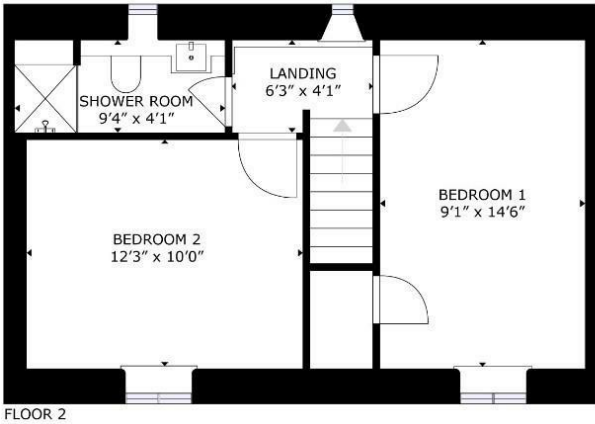
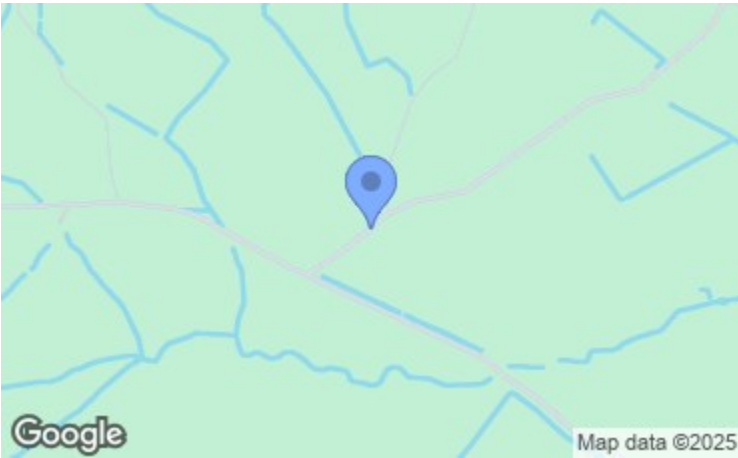


Ffridd Isaf Lliardau, Bala, Gwynedd, LL23 7SG



GROSS INTERNAL AREA
FLOOR 1: 829 sq.ft, FLOOR 2: 366 sq.ft
TOTAL: 1195 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	

Cavendish

ESTATE AGENTS

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Ffridd Isaf

Lliardau, Bala, Gwynedd

LL23 7SG

Price

£375,000

A TRADITIONAL, NEWLY REFURBISHED, THREE BEDROOM WELSH COTTAGE, STANDING IN A SPECTACULAR RURAL SETTING WITHIN THE ERYRI (SNOWDONIA) NATIONAL PARK WITH FAR REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE. OCCUPYING A PEACEFUL LOCATION ALONG A MINOR LANE, ON THE FOOTHILLS OF THE ARENIG FAWR MOUNTAIN RANGE, SOME FOUR MILES NORTHWEST OF BALA, and 25 AND 45 MILES FROM RUTHIN AND CHESTER RESPECTIVELY.

This charming stone property has benefitted from a sympathetic scheme of improvement incorporating modern amenities whilst retaining a wealth original features. Recent improvements include a refitted kitchen, an updated oil fired heating system, two well appointed shower rooms, new stone floors and a wood burning stove. In brief comprising: entrance hall, attractive living room with inglenook fireplace, separate dining room, kitchen with oak worktops, pantry and central island, ground floor double bedroom and shower room. First floor landing, two further double bedrooms and shower room. Ample parking, attached store, front and rear gardens and stone built garden log store.

LOCATION



Lliardau is a small rural hamlet situated off the A4212 Bala to Trawsfynydd road, an area noted for it's scenic beauty and truly spectacular views. The local town of Bala with its famous lake and steam railway is within a few minutes drive provides a range of facilities for most daily needs, primary and secondary schools and leisure facilities. The surrounding area is highly regarded for it's outdoor pursuits activities including fishing on the Dee River, hill walking, cycling and sailing.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Hardwood framed double glazed front door to hall.

HALL



Staircase to the first floor, slate floor and radiator.

SITTING ROOM

4.29m x 3.94m (14'1" x 12'11")



An attractive room with double glazed window to the front with far reaching views, inglenook fireplace with oak beam, slate hearth and wood burning stove, fitted shelving into alcove to one side, open beamed ceiling, understairs storage cupboard, TV aerial point and two modern traditional style radiators.



miles, through Rhyd Uchaf, and take the right turning immediately after the electricity pylon onto the minor lane, whereupon Ffrith Isaf will be found on the left hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Gwynedd - Tax Band D

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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.

DW/PMW

DINING ROOM

4.22m x 2.87m (13'10" x 9'5")



A dual aspect room with double glazed windows to the front and rear aspects, exposed floorboards, electricity meter cupboard and modern traditional style radiator. Opening through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

3.71m x 4.01m (12'2" x 13'2")



A modern well appointed kitchen with an attractive range of matte cream fronted base units with solid oak worktops and large central island/breakfast bar with open shelving and oak worktop. White enamelled style sink unit with mixer tap and integrated appliances including a touch control ceramic hob and electric oven. Slate floor, two traditional style radiators, high level double glazed window, recessed ceiling lighting, double glazed windows to the front and rear aspects and double glazed exterior door to the front.



PANTRY

Free standing Worcester oil fired central heating boiler, plumbing for washing machine, space for fridge/freezer, slate floor and recessed ceiling lighting.

BEDROOM ONE

3.33m x 4.14m (10'11" x 13'7")



An attractive room with two double glazed windows to the front and further window to the rear. Concealed exterior door and two traditional style radiators.

SHOWER ROOM

2.90m x 2.31m max overall (9'6" x 7'7" max overall)



A modern well appointed traditional shower room with fully tiled shower enclosure with full length glazed screen, rainfall shower and handset; pedestal wash basin and low flush WC. Slate floor, chrome towel radiator and recessed ceiling lighting.

FIRST FLOOR LANDING

Double glazed window to the rear with views, telephone point and traditional timber doors leading to all rooms.

BEDROOM TWO

4.32m x 2.84m (14'2" x 9'4")



A spacious double size room with low level double glazed window to the front with views, exposed floorboards, radiator and built in wardrobe with hanging rails, shelving and light.

BEDROOM THREE

2.97m x 3.76m (9'9" x 12'4")



A double size room with low level double glazed window to the front with views and two traditional style radiators.

SHOWER ROOM

2.82m x 1.30m (9'3" x 4'3")



A modern shower room with fully tiled shower enclosure with folding screen, slate seat, rainfall shower and handset. Wash basin upon a slate top and WC with concealed cistern. Part tiled walls, slate tiled floor, chrome towel radiator, recessed ceiling lighting, exposed timbers and small double glazed window.

OUTSIDE



A wide granite hard standing provides parking to the side of the property for several cars. Directly opposite the property is an enclosed garden area with random stone walling and a detached stone/slated outbuilding. Various established shrubs and bushes and further attached store to the left hand gable of the cottage measuring 14'4" x 8'7" with two double glazed windows.



REAR GARDEN



Informal lawned gardens extend to the rear with an outside tap and oil tank.

LOCATION PLAN



For identification purposes only.

AGENTS NOTES

Private drainage.

Please note: Some items of furniture may be available by separate negotiation.

DIRECTIONS

From the A5 take the A494 to Bala and on reaching periphery of the town turn right onto the A4212 Trawsfynydd Road. Follow the road out of the town and over the of the hill and take the next left turning thereafter for Rhyd Uchaf/Lliardau. Follow the lane for about three