



**Pen Y Garth Cottage**  
Rhosygwalia, Bala, LL23 7ES



# Pen Y Garth Cottage

## Rhosygwalia, Bala, LL23 7ES

### Guide Price - £300,000

#### PROPERTY

An excellent opportunity to acquire this charming two bedroom detached cottage, set within approximately 0.5 acres in a stunning rural location, just a short distance from the picturesque Bala Lake.

Now in need of modernisation, the property offers significant potential for enhancement and personalisation. The accommodation briefly comprises a lounge, kitchen, and ground floor shower room. Upstairs, there are two well proportioned bedrooms.

Outside, the cottage showcases generous lawned gardens, and benefits from a large shed and a static caravan.

#### LOCATION

Bala is a small, picturesque market town located in North Wales, within the boundaries of Snowdonia National Park. It is especially known for its stunning natural scenery, strong Welsh cultural identity, and outdoor activities.

It is an ideal destination for those seeking a quieter alternative to busier tourist hubs, with rich opportunities for both relaxation and exploration in the heart of Snowdonia. Bala affords small independent shops together with traditional pubs and eateries, plus local B&Bs, hotels, and camping sites. Located on the A494 and close to the A5, giving good road links to other parts of North Wales and England.

#### APPROXIMATE DISTANCES

Bala Junction railway – 1.5 miles

Chester – 42.9 miles

Manchester airport – 74.4 miles

Liverpool airport – 65.7 miles







## ACCOMMODATION ENTRANCE PORCH

Having a small window and an inner door through to the kitchen.

## KITCHEN

Having a range of wall, base and drawer units, single drainer sink unit, electric oven, electric night storage heater, door to lounge, double glazed window, door to ground floor shower room.

## GROUND FLOOR SHOWER ROOM

Shower base tray, WC and wash hand basin, double glazed window. Currently there is no fitted shower.

## BEDROOM 1

Double bedroom with two double glazed windows, electric night storage heater.

## BEDROOM 2

Double glazed window.

## OUTSIDE

Extensive lawned gardens and mature trees set in land extending to approximately 0.5 acres. Large storage shed and static caravan in situ.

## SERVICES

Mains electric, water, septic tank drainage.

## COUNCIL TAX BAND

TBC

## EPC RATING

G



## MONEY LAUNDERING

Rostons Ltd must comply with Anti Money Laundering Legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the evidence.

## SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical

boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## FIXTURES & FITTINGS

Fixtures and fittings are excluded from the sale.

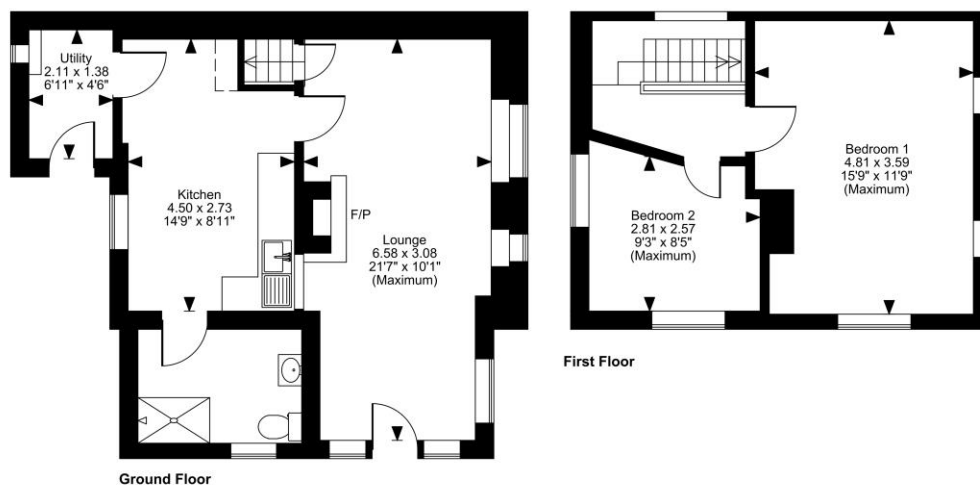
## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Penygarth Cottage, Rhosygwalia, Bala  
Approximate Gross Internal Area  
769 Sq Ft/71 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□□□□ Denotes restricted head height



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