



## Cae Derwen

Llanfairtalhaiarn, Llanfairtalhaiarn, LL22 8SH

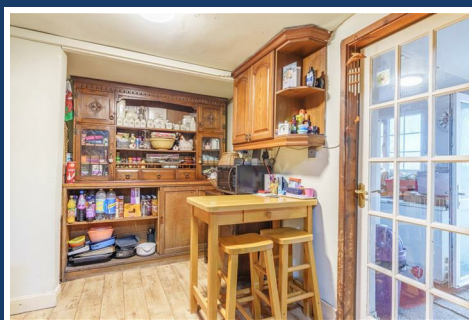
Asking price **£175,000**



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## Hallway

In the hallway, you're greeted with warmth, ample lighting, power points, and easy access to the ground floor rooms.

## Living Room/Dining Room

22'11" x 12'10" (7.00m x 3.93m)

The lounge is a relaxing room situated at the front of the property with radiator for comfort, lighting and power points. Opening through a space to entertain friends and family, situated at the rear of the property with a radiator for comfort, lighting and power points.

## Kitchen

18'7" x 8'2" (5.67m x 2.50m)

The kitchen, with its hardwood units, partially tiled walls, double oven with grill, four-ring hob, extractor hood, swan neck mixer tap, and sink with drainer, a great family space for baking and cooking together. It offers ample room for everyone to get involved, making it a perfect gathering place for culinary adventures. Additionally, it provides convenient amenities such as space and plumbing for an automatic washing machine, multiple power points, and well-placed lighting.

## Utility Room/ Porch

9'9" x 7'4" (2.98m x 2.24m)

A useful space with lighting, power points, and access to the front of the property.

## Conservatory

10'5" x 9'9" (3.20m x 2.98m)

Situated at the rear of the property, this room overlooks the rear garden, the perfect space to relax and unwind with a book.

## Landing

Ascend the stairs to the first floor accommodation.

## Bedroom One

12'9" x 11'9" (3.90m x 3.60m)

A spacious double room situated at the front of the property with built in storage cupboards, radiator for comfort, lighting and power points.

## Bedroom Two

12'9" x 10'5" (3.90m x 3.19m)

Another spacious double room overlooking the rear garden, with built in storage cupboards, radiator for comfort, lighting and power points.

## Study/Dressing Room

8'11" x 7'4" (2.72m x 2.25m)

A versatile space overlooking the front of the

property, with radiator for comfort, lighting, power points and stairs leading up to the loft bedroom.

### **Loft Bedroom**

18'5" x 11'3" (5.62m x 3.45m )

A spacious room with eaves storage, window, power points and lighting.

### **Bathroom**

8'11" x 5'11" (2.72m x 1.82m )

This bathroom is a practical space. It features a low flush WC with a dual flush system for water conservation, a sleek sink with a double-drawer cabinet for storage, and an L-shaped bath with an electric shower and glass screen. A stylish radiator ensures comfort, and an obscured window allows natural light while maintaining privacy. It's a functional yet serene space designed for relaxation and self-care.

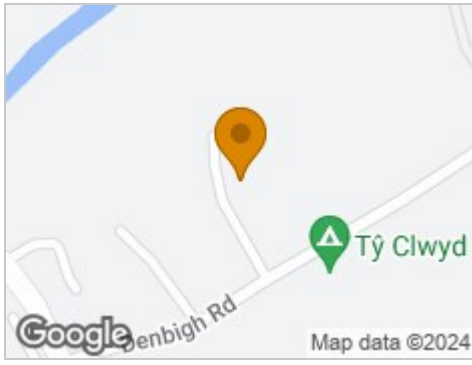
### **External**

Approached via double wooden gates, this property offers a warm welcome with its charming front garden, providing ample space for parking. The front garden is not just practical but is adorned with a diverse range of mature trees, plants, and shrubs that create a lush and private ambiance. Nestled within this space is a delightful summer house.

Moving to the rear garden, you'll find convenient features like the external oil boiler, an essential component of the property's heating system, discreetly placed along with the oil tank. The garden also boasts a decked area, ideal for outdoor gatherings, al fresco dining, or simply enjoying the outdoors. Surrounded by the soothing sounds of nature and enveloped in greenery.



## Road Map



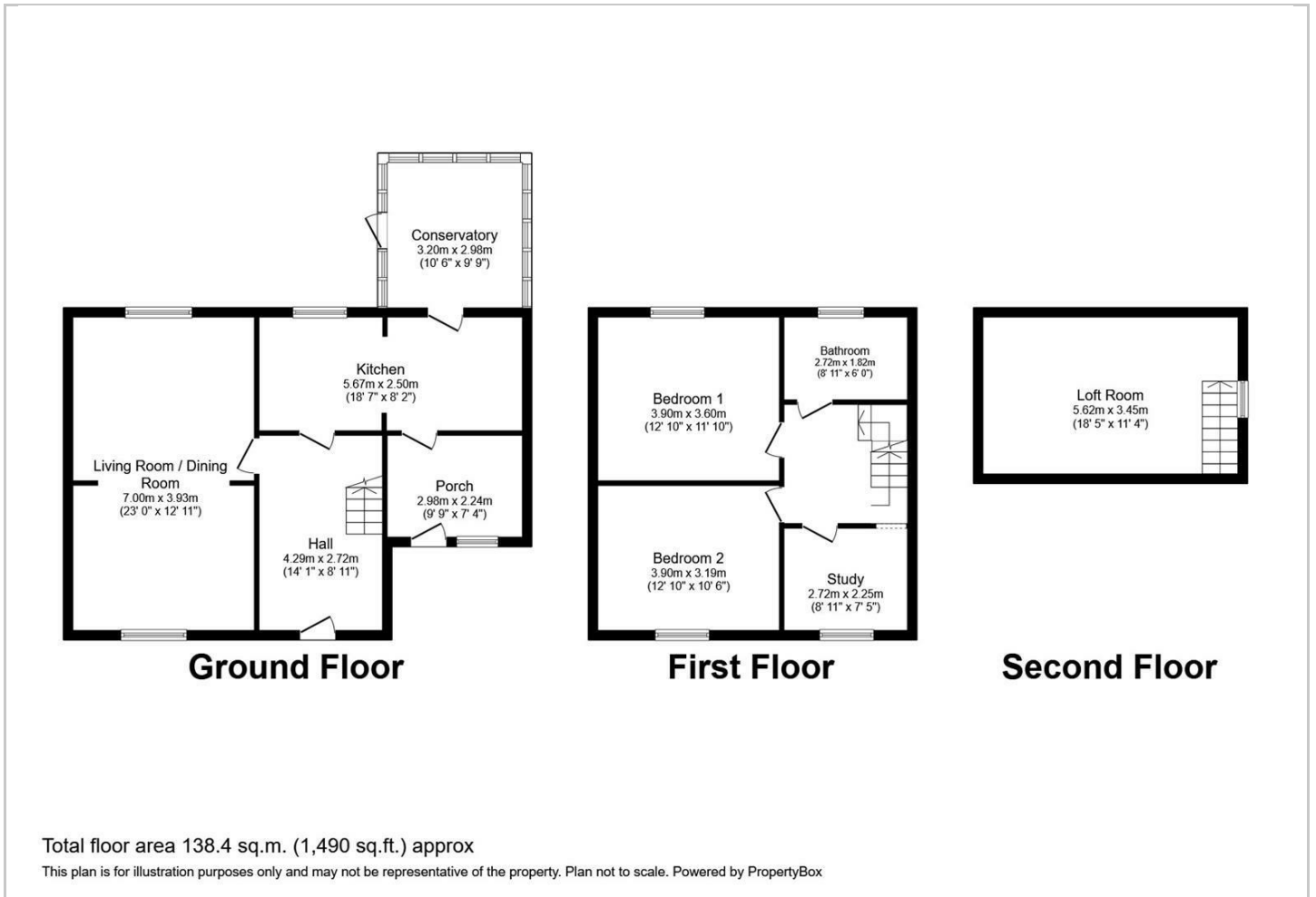
## Hybrid Map



## Terrain Map



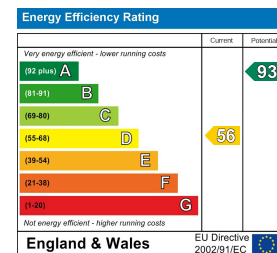
## Floor Plan



## Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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