

11 Rhesdai Cambrian Terrace, Bala, LL23 7UT



Floor 0



Floor 1

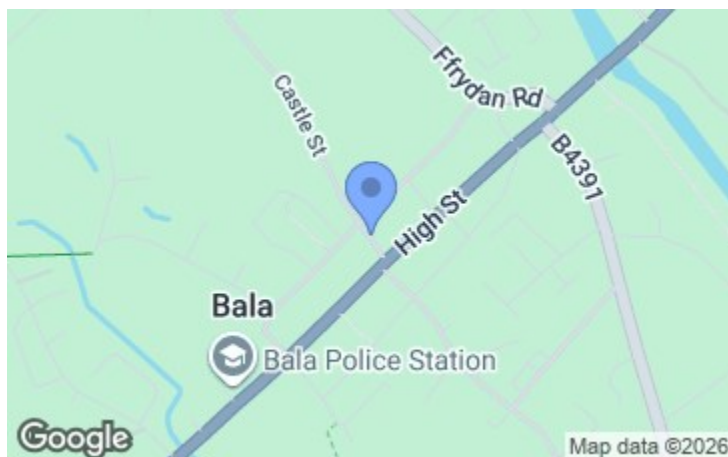
Approximate total area<sup>1)</sup>  
504 ft<sup>2</sup>  
46.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	73	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

St Peter's Square Ruthin, Denbighshire, LL15 1AE  
Tel: 01824 703030  
Email: ruthin.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



## 11 Rhesdai Cambrian Terrace

Bala,  
LL23 7UT

NEW

£95,000

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.

Nestled in the heart of Bala, Cambrian Terrace presents a delightful opportunity to own a charming stone-fronted terraced house. This attractive property boasts a characterful façade, enhanced by its traditional proportions and warm natural stonework, which is beautifully complemented by crisp white window frames and a welcoming entrance door.

As you step inside, you will find a well-designed open plan lounge and dining area that seamlessly connects to the kitchen, creating a perfect space for both relaxation and entertaining. The inclusion of skylights allows for an abundance of natural light, making the living area feel bright and airy. The property features one comfortable bedroom located upstairs, providing a peaceful retreat at the end of the day.

The shower room is conveniently situated, ensuring that all essential amenities are easily accessible. Outside, the shared rear yard offers a practical space for outdoor enjoyment, complete with a brick shed for additional storage.

Living in this terraced home means you are just moments away from local shops, cafés, and various amenities, embodying the quintessential town-centre lifestyle. This property is a wonderful blend of period character and modern convenience, making it an ideal choice for first-time buyers, couples, or those seeking a charming retreat in a vibrant community. Don't miss the chance to make this delightful home your own.



External



Occupying a charming street position in the very heart of Bala town, this attractive stone-fronted terraced home immediately catches the eye with its characterful façade and traditional proportions. The natural stonework adds warmth and kerb appeal, beautifully contrasted by the crisp window frames and entrance door. Set flush to the pavement in classic terrace style, the property enjoys a quintessential town-centre feel, with local shops, cafés and amenities just moments from your doorstep. A wonderful blend of period character and everyday convenience, the exterior perfectly reflects the welcoming home within.

Living / Dining Area  
6.45 x 3.76 m (21'2" x 12'3")



The living and dining area welcomes you with its light wood flooring and crisp white walls, creating a bright and airy atmosphere. The space is neatly arranged, featuring a staircase tucked to one side and a radiator along the wall. It flows seamlessly through to the kitchen, providing a practical and sociable layout.

Kitchen  
2.74 x 1.98 m (9'0" x 6'6")



The kitchen is thoughtfully designed with modern, light grey cabinets and dark countertops offering plenty of storage and workspace. A skylight floods the room with natural light, enhancing the fresh, clean feel. A door opens to the outside, while a small window adds further daylight and ventilation. The floor is partly carpeted near the door, blending practicality with style.

Bathroom  
1.66 x 1.7 m (5'5" x 5'8")



The bathroom is modern and functional, fitted with a white toilet, pedestal sink, and a corner shower enclosed with glass. Neutral tones on the walls and flooring create a calm and understated space, while a radiator provides warmth and comfort.

Bedroom  
4.88 x 3.79 m (16'0" x 12'5")



The bedroom upstairs offers a peaceful retreat with soft grey carpeting and fresh white walls. A large window allows plenty of natural light to fill the space, complementing the simple, spacious layout. The room includes standard features such as a radiator and an access hatch in the ceiling.

Rear Yard

To the rear, a quaint shared courtyard provides a simple yet practical outdoor space — ideal for enjoying a morning coffee or a quiet moment in the fresh air. Low maintenance and easy to manage, it offers a neat extension of the living space without the upkeep of a larger garden. A useful brick-built shed provides valuable storage for bikes and outdoor essentials.

