

Meini Hirion Parc, Bala, LL23 7YS



Approximate total area⁽⁸⁾

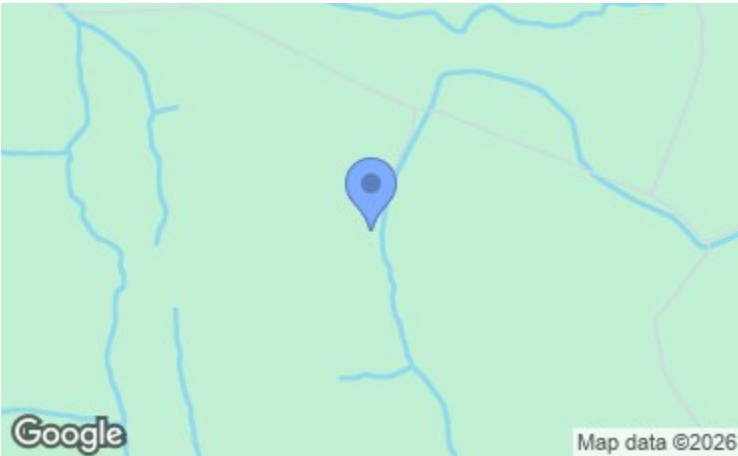
1716 ft²

159.6 m²

(1) Excluding balconies and terraces

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		50	91
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.

Cavendish

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Meini Hirion

Parc, Bala,
LL23 7YS

Offers Over £440,000

Set in an idyllic rural spot near Parc, Bala, and reached by a long private drive through open farmland, this detached country home offers space, views and a flexible layout.

The accommodation now works as one family house. There is a kitchen/diner, lounge, snug, utility and sunroom, five bedrooms (four doubles and one single) and two bathrooms. Outside there is parking for six or more cars, lawned gardens, decking and wide countryside views.

A quiet rural home with room for family life, set in open countryside and within reach of Bala.

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LOCATION



The property sits in the village of Parc, near Bala, with Snowdonia National Park around it. Bala has shops, cafes and schools. Road links run to Dolgellau, Corwen and the rest of North Wales.

EXTERNAL



A long private driveway crosses open farmland and three cattle grids. There is parking for six or more vehicles and open countryside views.

KITCHEN/DINER

4.36 x 3.41 (14'3" x 11'2")



Entered through a UPVC door. Space for a fridge and washing machine. Sink under a large window to the driveway. Built-in Neff Ceran induction hob, red Rayburn, oak-fronted cupboards, cream tiles with red accents, black marble-effect worktop and cream tiled floor.



There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

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 INVESTORS 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

VIEWINGS

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

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

DIRECTIONS

From Well Street, head north-west and at the roundabout take the first exit onto Castle Street. Continue onto Corwen Road (A494) and follow this road for approximately 1.5 miles. At the junction, follow the A494 towards Bala, remaining on this road for around 20 miles. Turn right onto the A5, continue for 1.4 miles, then turn left to re-join the A494. Proceed for approximately 8.8 miles before turning

right onto Ffrydan Road (A4212) towards Bala. Continue along the A4212, keeping left after around 0.6 miles. Follow the road for a further 2.4 miles, then take the left turn, followed by another left after 0.5 miles. Continue for 1.1 miles, then turn left, and finally turn right after 0.4 miles. Take the last left turn to reach the property.
WHAT3WORDS- organic.stiffly.daytime

GARDEN & OUTBUILDINGS



Front lawn with raised decking for the views. Enclosed side garden with lawn, decking and a treehouse. Laundry shed with power, a large storage shed, and a former pig sty for extra storage.



TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Gwynedd Council - Tax Band C

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

LOUNGE

5.89 x 4.14 (19'3" x 13'6")



Wood-effect flooring, log burner under a half-mantle fireplace, and French doors to the rear garden. Large window with garden views.



STORE ROOM

2.83 x 1.61 (9'3" x 5'3")

Insulated store between the main living rooms and the rest of the house. Connecting door through the property and frosted windows.

LANDING

0.83 x 3.16 (2'8" x 10'4")

Wooden banister and cream carpet.

BEDROOM 1

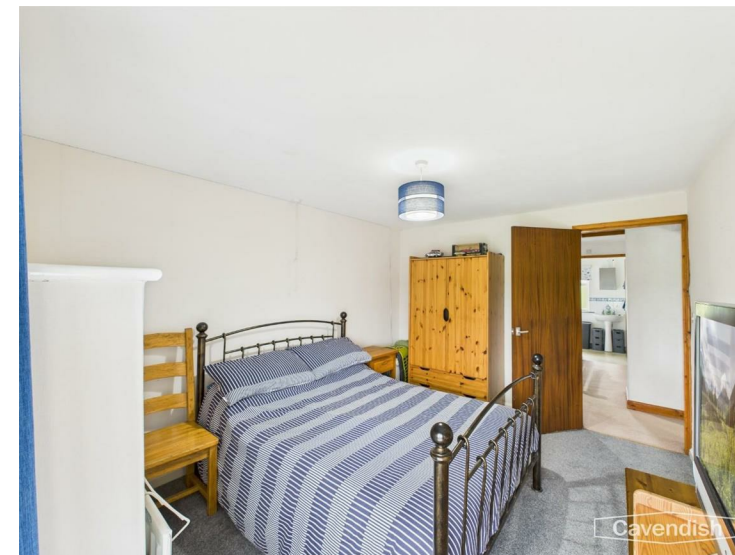
3.20 x 4.22 (10'5" x 13'10")



Double bedroom with built-in storage, radiator and a window over the front garden and countryside.

BEDROOM 2

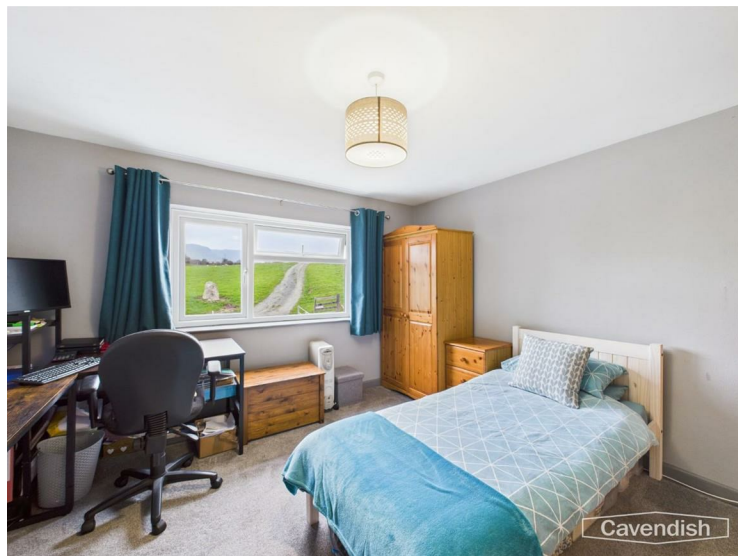
2.97 x 3.66 (9'8" x 12'0")



Double bedroom with radiator and a window over the front garden.

BEDROOM 3

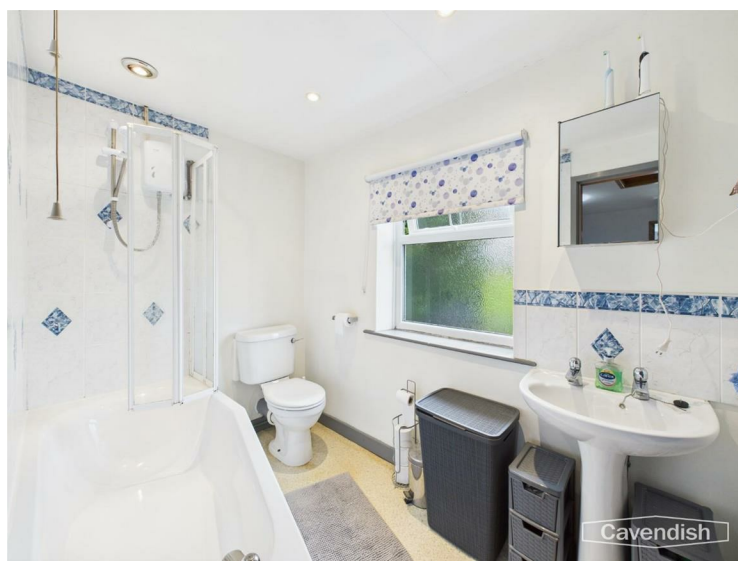
3.59 x 3.38 (11'9" x 11'1")



Double bedroom with built-in wooden wardrobes, radiator and a large window to the driveway.

BATHROOM

2.50 x 1.61 (8'2" x 5'3")



Bath with shower over, WC and wash basin. White and blue tiling, lino floor and a frosted window.

SUNROOM

4.28 x 2.43 (14'0" x 7'11")



Greenhouse-style sunroom with cream tiled floor, leading to a UPVC door.

SNUG

3.34 x 4.13 (10'11" x 13'6")



Wood-effect flooring, small log burner, radiator and a window looking through the sunroom to the countryside.

SECOND KITCHEN / UTILITY

2.54 x 3.18 (8'3" x 10'5")



Wooden floor, white cupboards, wood-effect worktops, stainless steel sink, space for a freestanding cooker and fridge. Orange and cream splashback tiles, radiator and a window with long views.

BEDROOM 4

3.30 x 2.73 (10'9" x 8'11")



Double bedroom with radiator and a window to open countryside.

BEDROOM 5

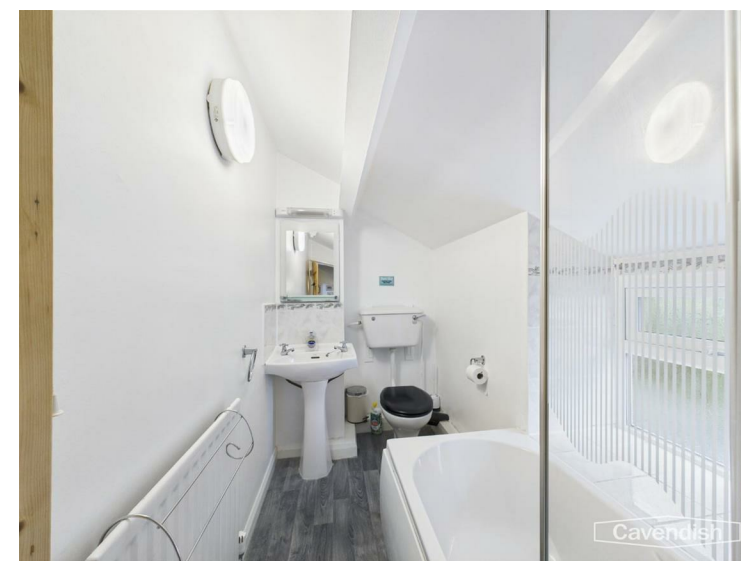
2.61 x 2.37 (8'6" x 7'9")



Single bedroom with built-in storage, radiator and a window to open views.

SECOND BATHROOM

2.89 x 1.35 (9'5" x 4'5")



Bath with shower over, WC and wash basin. Grey wood-effect vinyl and a frosted window to the front drive.