



GROSS INTERNAL AREA
 FLOOR 1 1,073 sq.ft. FLOOR 2 537 sq.ft. FLOOR 3 432 sq.ft.
 TOTAL : 2,042 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish

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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	

Llys Mynach
 Fron Goch, Bala,
 LL23 7NT

Price
£375,000

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.

AN IMPRESSIVE FOUR/FIVE BEDROOM THREE STOREY SEMI-DETACHED HOUSE offering very spacious and versatile accommodation together with gardens, paved patio and detached garage, located in a small rural village of Fron Goch some 3 miles from the internationally renowned town of Bala.

Located in the heart of rolling countryside, the accommodation which has benefited from refurbishment, affords entrance hall, lounge, day lounge, bedroom five/dining room with lobby leading to a modern shower room with wet floor system, modern fitted kitchen/breakfast room and utility room. First floor landing, two bedrooms and bathroom, second floor two bedrooms.

Wide paved parking area for two cars and a large detached garage. Inspection recommended.



LOCATION

Fron Goch is a small rural hamlet located some 3 miles west of Bala. There is a primary school close by whilst a large range of facilities are available in Bala to include secondary school and leisure facilities.

THE ACCOMMODATION COMPRISES

CANOPY ENTRANCE

Double glazed UPVC door leading to entrance hall.

ENTRANCE HALL

High ceiling, staircase rising off, panel radiator.

LOUNGE

4.67m x 3.61m (15'4" x 11'10")



Splay bay window to front with double glazed windows and vertical blinds, feature stone fire surround with slate hearth, oak mantel and an ornate wood stove, TV point, coved ceiling, panel radiator. Twin glazed and pine panelled doors leading to day lounge.

DAY LOUNGE

4.34m x 3.61m (14'3" x 11'10")



An attractive room with an impressive slate slab floor, it has Victorian style fireplace with decorative tiling, wood surround and slate hearth, fitted yellow pine cupboards to either side with shelving, double glazed window with blind, panel radiator.

DINING ROOM/OCCASIONAL BEDROOM FIVE

5.31m x 3.91m (17'5" x 12'10")



Splay bay window to front with double glazed windows and blinds affording pleasing views towards wooded countryside, mirror fronted in part, providing a combination of hanging rails and shelving, two panel radiators.

INNER LOBBY

Travertine style flooring.

SHOWER ROOM

2.79m x 1.52m (9'2" x 5')



Modern wet floor system with large shower area with glazed screen and high output shower with monsoon style head, fitted cabinet incorporating wash basin and WC, fully tiled walls, double glazed Velux skylight, back lit mirror, tiled flooring, chrome towel radiator.

KITCHEN/BREAKFAST ROOM

5.28m x 3.81m (17'4" x 12'6")



A spacious and well lit room with two double glazed windows and double glazed French doors opening to the garden, it is fitted with an extensive range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts with contrasting stone effect working surfaces. It includes an inset 1.5 bowl stainless steel sink with mixer tap and drainer, large AEG inset electric hob with glass and stainless steel hood above and integrated AEG double oven. Pan drawers, AEG dishwasher, larder style cupboard with fitted shelving and wine rack. Integrated fridge. Ceiling downlighters, travertine effect tiled floor, panel radiator.



REAR LOBBY

Understairs cupboard.

UTILITY ROOM

2.87m x 2.69m (9'5" x 8'10")



Fitted base and wall units with inset single drainer sink, Worcester oil fired combination boiler providing heating and hot water, plumbing for washing machine, space for fridge/freezer and tumble dryer. Matching flooring, double glazed window, glazed door to side, panel radiator.

FIRST FLOOR LANDING

Double glazed window to gable with secondary staircase rising off, panel radiator.

BEDROOM ONE

4.42m x 4.24m (14'6" x 13'11")



Double glazed window to front with rural views, two fitted louvre door wardrobes, impressive fireplace with stone surround, decorative tiling and fire grate (flue not in use), picture rail, panel radiator.

BEDROOM TWO

4.34m x 2.62m (14'3" x 8'7")



Double glazed window to rear with vertical blind, panel radiator.

BATHROOM

2.82m x 2.67m (9'3" x 8'9")



White suite comprising panelled bath, separate walk-in large shower cubicle with glazed screen and electric unit, pedestal wash basin and WC, fully tiled walls with decorative dado, stone effect ceramic tiled flooring, double glazed window, chrome towel radiator.

SECOND FLOOR LANDING

Double glazed window.

BEDROOM THREE

4.75m x 4.17m (15'7" x 13'8")



Spacious double room with window to front with far reaching views, panel radiator.