



## Church Street, Llandderfel, Bala LL23 7HL Offers In The Region Of £250,000

Monopoly Buy Sell Rent are pleased to offer this fantastic 2 bedroom bungalow located in the beautiful village of Llandderfel. The property was thoroughly renovated over the last 2 years and has had extensive work including new kitchen, bathroom, rewired throughout, new boiler system and additional work both internally and externally. The property briefly comprises of lounge, kitchen, dining area, conservatory, two double bedrooms and family bathroom. Externally there is a car port, garage and extensive gardens. The nearby towns of Corwen and Bala offer an array of amenities with the A5 offering accessibility to the Snowdonia Range, local public house within walking distance with bus service offering access to Bala, Barmouth and Wrexham.

VIEWING HIGHLY RECOMMENDED.

- Recently Renovated 2 Bedroom Bungalow
- Off Road Parking
- Freehold Property
- Fabulous Village Centre Location
- Large Rear Garden
- Council Tax Band D



## Hallway

A UPVC door leads into an L shaped hallway with laminate flooring throughout with doors leading to dining area, kitchen, bathroom and bedrooms.

## Lounge

4.96 x 3.68 (16'3" x 12'0")

A bright carpeted lounge with stone hearth with inset lpg gas fire. Doors lead to the conservatory with opening to the dining area. There is ample for a large family to congregate with electrical points throughout.

## Dining Area

3.67 x 2.01 (12'0" x 6'7")

The carpeted dining area has space for a family dining table with UPVC double glazed window overlooking the front of the property with opening to lounge area.

## Kitchen

3.97 x 3.55 (13'0" x 11'7")

A well-appointed kitchen with ample base and wall units finished in sage. There are voids for an electric cooker, tall fridge freezer, washing machine and dishwasher (available by separate negotiations). A UPVC door leads to the rear garden with a double glazed UPVC window overlooking the rear garden. The kitchen is finished with a marble effect worktops, brick tiled splashback, stainless steel sink with drainer and mixer tap.

## Conservatory

2.66 x 2.58 (8'8" x 8'5")

The UPVC conservatory offers additional living space with French doors leading out to the garden area. There is a polycarbonate roof with wall mounted radiator and electrical points throughout.

## Master Bedroom

3.97 x 3.36 (13'0" x 11'0")

The carpeted double bedroom has built in cupboards including two double wardrobes, dressing table, drawers and bedside cabinet. The UPVC double glazed window overlooks the rear garden with fantastic views of the hills and storage throughout.

## Bedroom 2

2.94 x 2.21 (9'7" x 7'3")

The carpeted double room has a UPVC window overlooking the front elevation with a built in single wardrobe and electrical points throughout.



### Family Bathroom

2.45 x 1.83 (8'0" x 6'0")

The fabulous 4 piece bathroom suite offers a full size bath, shower cubicle with thermostatic shower, pedestal sink and low flush WC. The walls are part covered with marble effect shower screens with inset lighting, wall mounted radiator and UPVC double glazed window overlooking the front elevation.

### Car Port

Located on the side of the property this convenient carport has recently has the roof renovated and offer offroad parking with wrought iron gates leading to rear garden.

### Garage

5.01 x 2.97 (16'5" x 9'8")

The prefabricated concrete garage offers additional storage space with up and over door and pedestrian door leading to a purpose built garage space with work benches on 3 walls and elelctrical points throughout.

### Rear Garden

A large rear garden on two levels which is predominatly laid to lawn. The patio area near the property is a real suntrap with lawn leading down the remainder of the garden. The perimeter is a blend of walls and paneled fencing with views of the surrounding countryside and hills.





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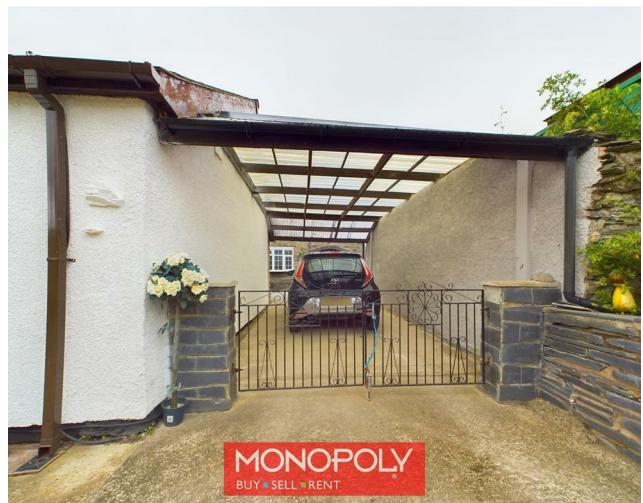




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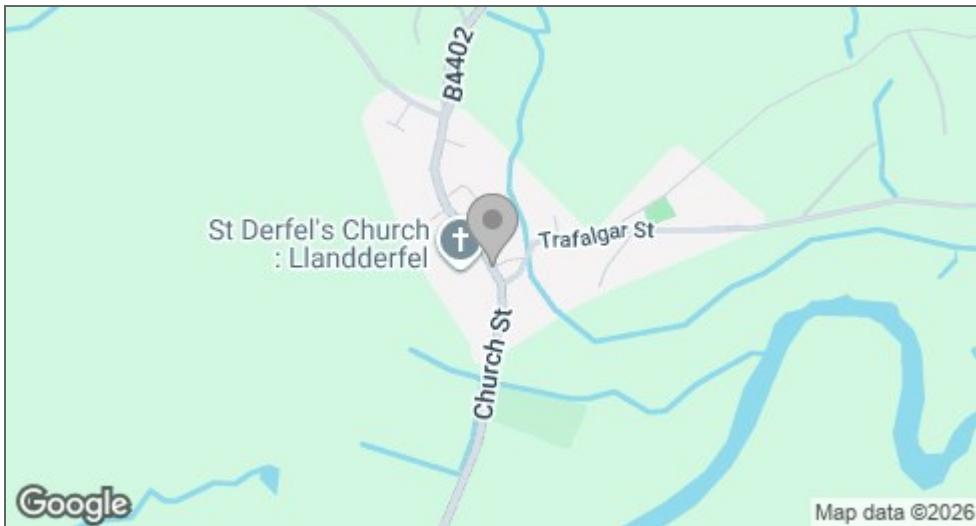
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO <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		

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

