

WALTER LLOYD JONES & CO Ltd

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Offers in the region of £155,000 Heol Y Cader, Fairbourne, LL38 2TZ



- **Detached Bungalow**
- **Walking Distance to Local Amenities and the Beach**
- **EPC Rating E**
- **Sitting Room**
- **Conservatory**
- **Kitchen**
- **3 Bedrooms**
- **Shower Room**
- **Gardens**
- **Ample Off Road Parking**
- **UPVC Double Glazing**
- **LPG Gas Bottled Central Heating**

9 Heol y Cader is a rendered detached bungalow under a tiled roof. The property is situated in a private cul de sac close to the sea front at Fairbourne, within easy walking distance to the village shops, bus and train services.

The bungalow is presented in excellent condition having the benefit of UPVC double glazing, LPG gas bottled central heating.

At present the property provides - Vestibule, Hallway, Sitting Room, Kitchen, 3 Bedrooms, Shower Room, Conservatory, Attached Garage, Garden Front, Side and Rear, Ample Off Road Parking

9 Heol Y Cader, Fairbourne, LL38 2TZ

Front door into:

Vestibule

0.86m x 1.45m (2'10" x 4'9")

Carpet

Fully glazed door into:

Hallway

2.46m x 3.35m (8'1" x 11'0" max)

Access to loft with pull down ladder, partly boarded loft space with insulation and lighting, door to airing cupboard housing Worcester Combi Boiler and shelving, radiator, carpet.

From hallway door into:

Kitchen

3.15m x 2.41m (10'4" x 7'11")

Window to front, 5 wall units, 9 base units under a granite effect worktop, tiled splash back, stainless steel sink and drainer, NEFF eye level oven fitted in 3/4 units with 2 large soft close drawers, space for fridge/freezer, space for under counter fridge or freezer, 4 ring ceramic hob with extractor hood above, cushion flooring.

From hallway door into:

Sitting Room

3.15m x 4.55m (10'4" x 14'11")

Patio doors to rear with fitted vertical blinds, coved ceiling, two radiator, carpet.

From sitting room patio doors into:

Conservatory

3.89m x 3.58m (12'9" x 11'9")

French doors to side, patio doors to side, insulated roof, radiator, electric panel heater, cushion flooring.

From hallway door into:

Bedroom 1

3.53m x 2.95m (11'7" x 9'8")

Window to rear, built in double wardrobe with sliding doors, radiator, carpet.

From hallway door into:

Bedroom 2

2.36m x 3.53m (7'9" x 11'7")

Window to rear, radiator, carpet.

From hallway door into:

Bedroom 3

2.06m x 2.92m (6'9" x 9'7")

Window to front, radiator, carpet.

From hallway door into:

Shower Room

1.78m x 1.93m (5'10" x 6'4")

Window to front with fitted venetian blinds, large shower cubicle with mains shower and fitted with quality fittings and wet walls, fully tiled walls, vanity hand wash basin and low level WC with 5 cupboards, heated towel rail, extractor fan with integral light, non-slip flooring.

Attached Garage

5.72m x 2.59m (18'9" x 8'6")

Up and over door to front, door to rear, window to rear, electricity, water, plumbing for washing machine and space for tumble dryer, sink.

Outside

To the Front: Paved drive way providing off road parking, paved path, lawn area, gravelled area providing off road parking,

To the Side: double gates to the side opening to provide more off road parking suitable for caravan/motorhome or boat, 6' x 12' garden shed with double doors and electricity, 8' x 12' greenhouse.

To the Rear: Paved patio area, lawn area leading to conservatory and the rear of the garage.

Services

MAINS: Electricity, Water and Drainage, LPG Gas Bottles providing gas central heating.





Directions

From Dolgellau follow the A493 to Fairbourne turning right into the village, cross over the railway line, take first left into Ffordd Meirion, then first left again into Heol Rowen and first left again into Heol y Cader where number 9 will be located at the very end on the left hand side.

Fairbourne, on the south side of the beautiful Mawddach Estuary, is well known for its fine sandy beach and for its proximity to many lovely walks in the foothills and to the summit of Cader Idris, which rises behind the village. There are local shops, a post office and hotels in the village and Barmouth with its greater variety of shops, harbour and Leisure Centre can be reached by train across the viaduct, or by the famous Fairbourne narrow-gauge railway which takes passengers to the Barmouth Ferry in the summer season.

VIEWING BY APPOINTMENT WITH AGENTS WALTER LLOYD JONES

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NOTE: The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

LOCAL AUTHORITY: Gwynedd council, Cae Penarlag, Dolgellau. Tel: 01766 771000 Council Tax Band: C

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.



Money Laundering Regulations

Due to the change regarding the Money Laundering Regulations any purchaser(s) must provide the Agent with the following **BEFORE** any offer can be submitted to the vendor:

1. Proof of identification i.e. passport or photo driving licence.
2. Evidence of Address: utility bill, bank statement, credit card statement, (must be within 3 month old), council tax demand.
3. Evidence of Funds: Cash – evidence to show how the funds have been obtained
Mortgage - mortgage offer in principle

If you have queries regarding the above , please do not hesitate to contact us