

Ivy House, 113 High Street, Bala, Gwynedd, LL23 7AE

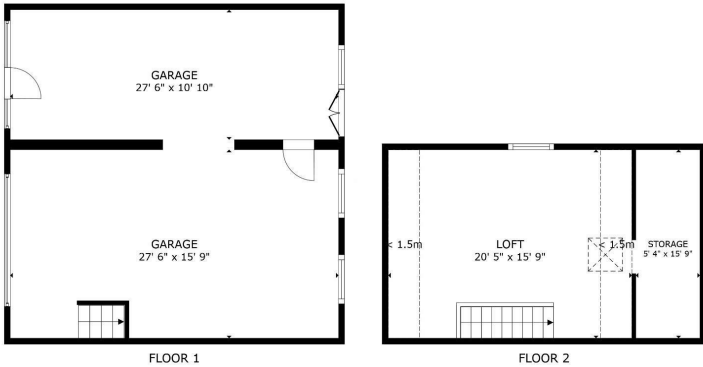
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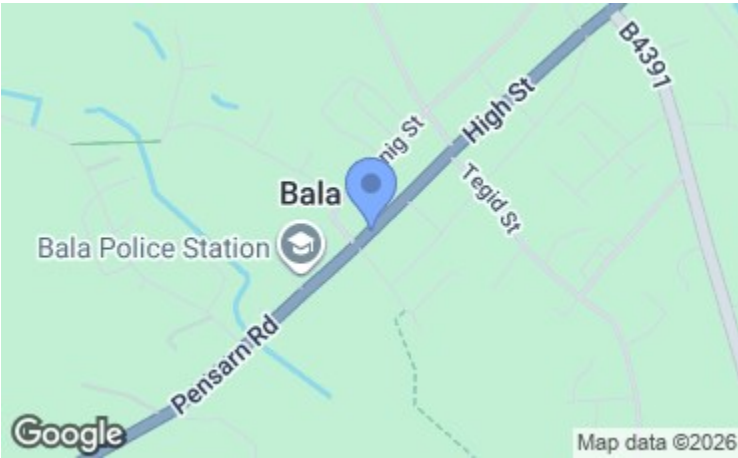


GROSS INTERNAL AREA
FLOOR 1: 1,734 sq ft
FLOOR 2: 245 sq ft
FLOOR 3: 383 sq ft
EXCLUDED AREAS: REDUCED HEADROOM 59 sq ft
TOTAL: 2,362 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

GROSS INTERNAL AREA
FLOOR 1: 1,422 sq ft
FLOOR 2: 227 sq ft
EXCLUDED AREAS: REDUCED HEADROOM 83 sq ft
TOTAL: 1,726 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



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	81

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	



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Bala, Gwynedd
LL23 7AE

Price
£350,000

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.

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Ivy House, High Street, Bala

An impressive and highly versatile four/five-bedroom, three-storey mid-terraced period residence, forming part of an imposing and attractive façade on Bala's historic High Street.

The property has been substantially extended to the rear, creating exceptionally spacious and flexible accommodation, including a remarkable single-storey extension which could readily provide self-contained accommodation for independent living, an annexe for a dependent relative, or alternatively space suitable for a variety of business or professional uses, subject to any necessary consents.

Currently incorporating a magnificent full-size snooker room, together with a hall, cloakroom facilities and a large lounge, this substantial extension offers enormous potential for purchasers seeking adaptable accommodation.

LOCATION

Bala is a popular and picturesque market town set within the spectacular landscape of Eryri National Park. Renowned for its strong outdoor appeal, Bala lies beside Bala Lake, Wales’ largest natural lake, offering excellent opportunities for walking, watersports, fishing and cycling. The town retains a traditional Welsh character with a good range of local shops, cafés, pubs and everyday amenities, while road connections provide convenient access towards Dolgellau, Betws-y-Coed, Corwen and the North Wales coast. Its combination of stunning scenery, recreational opportunities and thriving local community makes Bala an increasingly attractive location for both permanent residents and those seeking a lifestyle or holiday home.

The principal house provides generous family accommodation over three floors, with the flexibility to provide four or five bedrooms, complemented by spacious reception areas and the character expected of a substantial period property.

To the rear is an enclosed yard together with a particularly impressive range of purpose-built garages providing accommodation for approximately five or six vehicles, with a substantial loft/studio room above, offering further potential for a variety of uses.

Ivy House represents a rare opportunity to acquire a large, highly adaptable town residence in the centre of Bala, combining period character, extensive accommodation, exceptional garaging and significant potential for multi-generational living or business use.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Composite mahogany grained effect double glazed door leading to entrance porch with glazed door leading through to the inner hall.

INNER HALL

Staircase rising off, large understairs cupboard.

BEDROOM OR LOUNGE

4.09m x 3.73m (13'5 x 12'3)



Double glazed window with aspect onto the High Street, panelled radiator.

PANTRY/CLOAKROOM



Plumbing installed for a wash basin with waste and with potential for further conversion to provide a wet room, it has wall shelving and fitted cabinet, tiled floor.

DINING ROOM

3.66m x 2.90m (12' x 9'6)



Coved ceiling, wall light points, two double panelled radiators.

FIRST FLOOR OPEN PLAN ROOM

6.22m x 4.80m (20'5 x 15'9)



Boarded floor, vaulted ceiling with double glazed Velux rooflight, electric light and power installed.

DIRECTIONS

From the Agent's Ruthin Office - take the A494 to Bala. Follow the road along the High Street towards The lake and the property will be found on the right before the petrol station.

COUNCIL TAX

GWYNEDD COUNTY COUNCIL - tax band D

TENURE

Freehold

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

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 - REFERRALS

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.

VIEWING

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

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

HE/PMW

OUTSIDE

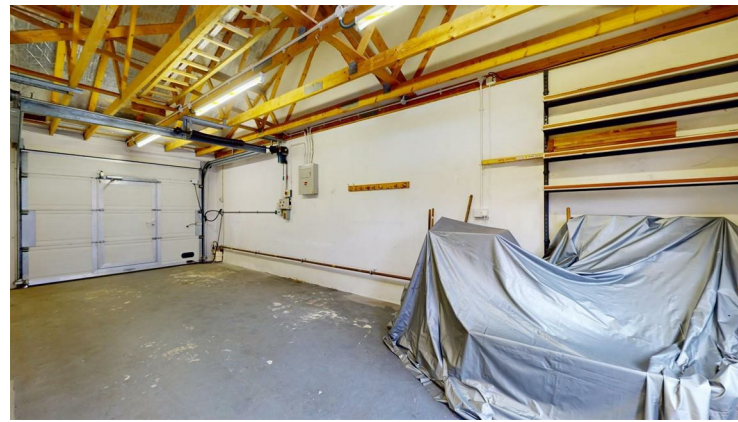


The property forms part of a substantial and imposing building overlooking the High Street, it has decorative wrought iron railings and gate leading to an enclosed area. To the rear is an enclosed concrete domestic area which extends for some distance beyond the snooker room extension to a rear yard with a raised border to one side.



GARAGES

8.38m x 3.30m and 8.38m x 4.80m (27'6" x 10'10" and 27'6" x 15'9")



A very substantial building with rear access off Arenig Street, it provides just over 1000sq.ft of floor area, providing a large 3-car double garage with roller shutter doors leading in and part enclosed staircase rising to the first floor, two single glazed windows to rear, electric night storage heater. Adjoining is a further double garage in tandem with electric roller shutter door leading in which incorporates a pedestrian door leading out, electric light and power, single glazed window, twin panelled doors leading to the rear.

The garages also benefit from 3 phase electricity supply.



DAY ROOM/STUDY

3.89m x 2.57m (12'9" x 8'5")



Twin glazed doors leading in, coved ceiling, double glazed window, panelled radiator.

KITCHEN

3.89m x 3.40m (12'9" x 11'2")



Fitted with an extensive range of base and wall mounted cupboards and drawers with solid oak panelled door and drawer fronts and contrasting working surfaces including an inset 2.5 bowl sink with mixer tap, inset four ring electric hob with hood with extractor fan above, integrated double oven, void and plumbing for dishwasher and space for fridge. Two glazed display cabinets, partially vaulted ceiling with two Velux rooflights, triple glazed window, part tiled walls, tiled floor.



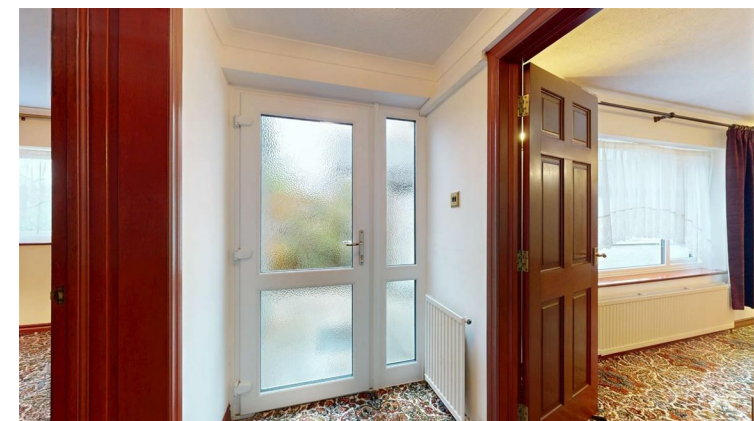
LOUNGE

6.20m x 3.40m (20'4" x 11'2")



A spacious room with stone tiled fireplace and raised plinth with slate hearth, hardwood topped TV plinth, inset coal effect mains gas fire, coved ceiling, wall light points, tripled glazed window, two panelled radiators.

SIDE HALL



Providing potential for sub-division, it has its own tripled glazed door leading into a hallway with panelled radiator.

SNOOKER ROOM
8.36m x 5.44m (27'5 x 17'10)



A very spacious and versatile room capable of division to provide lounge, kitchen and potential bedroom. It has two triple glazed windows and double glazed sliding patio door leading out, coved ceiling, fitted counter with sink and wall shelving, four panelled radiators.



CLOAKROOM



Modern suite comprising wash basin and WC. Tiled walls with extractor fan, wall mirror, light, tiled floor and radiator.

UTILITY ROOM
5.59m x 2.29m (18'4 x 7'6)



Two double glazed windows, double glazed stainless steel sink with under cupboards, fitted cabinets with roll top working surface, modern (2023) Worcester gas fired condensing boiler, plumbing for washing machine, space for tumble dryer, tiled flooring, radiator.

SIDE PORCH/WASH ROOM
2.72m x 1.91m (8'11 x 6'3)



Single drainer sink, fitted safe, double glazed window, tiled floor, double glazed door leading out. Adjoining is an outside closet with WC.

FIRST FLOOR LANDING
Large walk-in linen cupboard with shelving.

BEDROOM ONE
4.60m x 3.81m (15'1 x 12'6)



Double glazed window to front, wall light point, panelled radiator.

BEDROOM TWO
4.04m x 3.45m (13'3 x 11'4)



Outbuilt fitted airing cupboard, inset wardrobe, wall light point, double glazed window, panelled radiator.

BATHROOM
3.61m x 2.90m (11'10 x 9'6)



Large room with a quality suite comprising large corner bath,

separate walk-in shower cubicle with electric unit, bidet, pedestal wash basin and WC, tiled walls with pelmet lighting in part, display niche with glass shelving and mirror, downlighters, double glazed window, radiator.

SECOND FLOOR LANDING



Velux rooflight, under eaves storage, panelled radiator. It provides a useful study area.

BEDROOM THREE
4.98m x 4.27m (16'4 x 14')



A spacious double room with partially vaulted ceiling, wall light points, double glazed window overlooking the High Street, two panelled radiators.

BATHROOM
3.51m x 1.91m (11'6 x 6'3)
White suite comprising panelled cast iron bath, pedestal wash basin and WC, access to under eaves, Velux rooflight, part tiled walls, panelled radiator.