



Flats 1-5 Bodaelog, Trefriw, LL27 0JX
£250,000

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Tenure / Daliadaeth

Freehold / Rhydd-ddaliad

The property is For Sale by Informal Tenders with tenders to be returned to Grwp Cynefin before noon on 04/07/2024. Please ask agent for more details.

Mae'r eiddo Ar Werth drwy Tender Anffurfiol gyda tendrau i'w dychwelyd i Grwp Cynefin cyn hanner dydd ar 04/07/2024. Gofynnwyd wrth yr asiant am fwy o fanylion.

Council Tax Band / Band Treth y Cyngor

Flats 1-5 - Band A - Average from 01-04-2024 £1,423.91

Fflatiau 1-5 - Band A - Cyfartaledd o 01-04-2024 - £1,423.91

Disgrifiad Eiddo

Mae fflat un ar y llawr gwaelod yn cynnig cynllun cymesur, sy'n cynnwys lolfafawr gyda ffenestr fae sydd â golygfeydd hyfryd o gefn gwlad a'r dyffryn. Mae cyntedd yn cynnwys cwpwrdd storio cyfleus, sy'n arwain at ystafell wely sengl gryno gyda chwpwrdd dillad wedi'i ffitio. Yn ogystal, mae yna gwpwrdd awyru sy'n cynnwys y tanc dwr, ac mae'r ystafell ymolchi wedi ei deilsio yn rhannol gyda basn golchi dwylo, toiled, a chawod drydan uwchben y bath. Mae'r gegin wedi'i dylunio'n effeithlon gyda lle ar gyfer popty trydan a pheiriant golchi, ynghyd ag unedau wedi'u gosod ar y wal ac ar y llawr.

Yn yr un modd, mae fflat dau ar y llawr gwaelod yn cynnwys ystafell wely o faint da, cegin helaeth, ac ystafell ymolchi wedi'i theilsio'n rhannol gyda chawod drydan, basn golchi dwylo, a thoiled. Mae cwpwrdd awyru gyda thanc dwr, cwpwrdd cotiau ychwanegol, a lolfafawr gyda ffenestr fae sydd â golygfeydd godidog yn cwblhau'r fflat hon.

Mae fflat tri, sydd wedi'i leoli ar y llawr cyntaf, yn cynnwys lolfaf wedi'i haddurno â ffenestr fae, cwpwrdd llieiniau mawr yn cynnwys y tanc dwr, a chegin fodern gyda chyfuniad o unedau wedi'u gosod ar y wal a'r llawr. Mae'r ystafell ymolchi yn cynnwys basn golchi dwylo, toiled, a chawod

drydan uwchben y bath, tra bod ystafell storio ychwanegol ac ystafell wely o faint da yn ychwanegu at ei hapêl.

Mae'r pumed fflat, sydd wedi'i leoli ar yr ail lawr, yn cynnwys lolfafawr, ystafell wely, a chegin gydag unedau modern wedi'u gosod, ynghyd â chwpwrdd storio cyfleus. Mae'r ystafell ymolchi yn cynnwys ciwbicl cawod, basn golchi dwylo, a thoiled, ynghyd â chwpwrdd awyru defnyddiol.

Mae'r ardaloedd cymunedol wedi'u goleuo'n dda ac yn cael eu cynnal a'u cadw'n ddigonol, ac mae ardal lawnt gymunedol yn y blaen wedi'i ffinio gan lwyni aeddfed a leiniau dillad ar gael.

Sylwer nad yw'r eiddo'n addas ar gyfer mynediad i'r anabl, gan mai dim ond trwy ddau risiau sy'n arwain at flaen yr adeilad y gellir cael mynediad iddo. Yn ogystal, nid oes lleoedd parcio ar gael ar y safle, gydag opsiynau parcio ar y stryd yn unig.

Er bod cyflwr cyffredinol y fflatiau'n foddhaol, credwn y gallai pob fflat elwa o raglen adnewyddu fechan i wella ei hapêl ac o bosibl i sicrhau cynhyrchu mwy o rent.

Property Description

The ground floor apartment one offers a well-proportioned layout, comprising a spacious lounge with a bay window offering delightful views of the rural countryside and valley. An entrance hall houses a convenient storage cupboard, leading to a compact single bedroom with a fitted wardrobe. Additionally, there's an airing cupboard housing the water tank, and the bathroom features partial tiling with a hand wash basin, WC, and an electric shower above the bath. The kitchen is efficiently designed with space for an electric cooker and washing appliance, along with wall and base mounted units.

Similarly, ground floor apartment two consists of a generously sized bedroom, an ample kitchen, and a part-tiled bathroom with an electric shower, hand wash basin, and WC. Airing cupboard with a water tank, an additional

cloakroom cupboard, and a spacious lounge with a bay window offering stunning views complete this flat.

Apartment three, located on the first floor, features a lounge adorned with a bay window, a large linen cupboard housing the water tank, and a modern fitted kitchen with a combination of wall and base mounted units. The bathroom includes a hand wash basin, WC, and an electric shower above the bath, while an extra storage room and a generously sized bedroom add to its appeal.

The fifth apartment, situated on the second floor, comprises a spacious lounge, bedroom, and kitchen with modern fitted units, along with a convenient storage cupboard. The bathroom features a shower cubicle, hand wash basin, and WC, accompanied by a useful airing cupboard.

The communal areas are well-lit and adequately maintained, with a communal lawned area at the front bordered by mature shrubbery and clothes drying lines available.

Please note, the property is not suitable for disabled access, as it can only be accessed via two stairways leading to the front aspect. Additionally, there is no parking available

on-site, with strictly on-street parking options.

While the overall condition of the flats is satisfactory, we believe that each flat could benefit from a minor renovation programme to enhance its appeal and potentially achieve a higher rental yield.

Services / Gwasanaethau

It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Credir bod yr eiddo wedi'i gysylltu â phrif wasanaethau trydan, dwr a charthffosiaeth er ein bod yn argymhell eich bod yn cadarnhau hyn gyda'ch cyfreithiwr.

SYLWCH NAD OES UNRHYW OFFER YN CAEL EU PROFI GAN YR ASIAINT GWERTHU.

