



Tom Parry

Ty'n y Bonc , Talsarnau, LL47 6YN
£340,000

Ty'n y Bonc , Talsarnau, LL47 6YN

Tom Parry & Co are delighted to offer for sale this large detached property located in the rural village of Llandecwyn. "Ty'n Y Bonc" has been a much loved family home for many years, and whilst it would benefit from modernisation, it has the potential to make a stunning property in a fantastic location.

The property has two reception rooms, kitchen and utility to the ground floor and four bedrooms and a bathroom to the first floor as well as a beautiful lawned garden to the front, land to the side and gardens to the rear. There are also fantastic far reaching views to the front and side.

Early viewing on this property is highly recommended.

Ref: H961

ACCOMMODATION

Any measurements are approximate

GROUND FLOOR

Entrance Hall

with uPVC mahogany wood effect double glazed entrance door; part tiled walls; built-in cloaks cupboard; radiator

Lounge

5.56 x 4.95 (18'2" x 16'2")

with tiled fireplace and electric fire; oak block flooring; under-stairs store cupboard

Dining Room

4.50m x 3.56m (14'9" x 11'8")

with slate built fireplace fitted with electric fire; fitted recess cupboard and shelves above; radiator

Kitchen

3.50 x 2.84 (11'5" x 9'3")

with range of oak effect wall and base units including single drainer stainless steel sink unit; glass fronted wall cupboard; work surfaces; tiled surrounds; extractor hood; plumbing for dishwasher; "Terazzo" tiled floor; radiator

Utility Room

with corner wash hand basin; 'Worcester' oil fired central heating boiler also heating the domestic hot water; fitted shelves; plumbing for washing machine

Rear Porch

with uPVC double glazed door to rear

Independent WC

with part tiled walls

FIRST FLOOR

Landing

with built-in cupboard; door opening onto Inner Landing with built-in cupboard and fitted cupboard below window

Front Bedroom 1

3.56 x 3.51 (11'8" x 11'6")

with built-in wardrobe; pedestal wash hand basin; radiator

Side Bedroom 2

3.53 x 2.97 (11'6" x 9'8")

with two built-in wardrobes; wash hand basin; radiator

Front Bedroom 3

3.04 x 3.00 (9'11" x 9'10")

with ceiling access hatch to roof space; radiator

Front Bedroom 4

3.07 x 2.74 (10'0" x 8'11")

with radiator

Bathroom

with coloured suite comprising panelled bath; pedestal wash hand basin; low level WC; fully tiled walls; heated towel rail; ceiling heat and light fitting

Landing

with built-in sotr cupboard; radiator; 'Velux' roof window

EXTERNALLY

The property is accessed via a private drive and ample car parking area to the side of the property.

There are sizeable gardens with a variety of mature trees, shrubs and plants to the front and rear as well as stone and paved patios.

The property benefits from a detached garage.

There is a parcel of land to the side of the property which extends behind.

SERVICES

Mains Water and Electricity. Private Drainage

MATERIAL INFORMATION

Tenure: Freehold

Gwynedd Council Tax Band 'E'

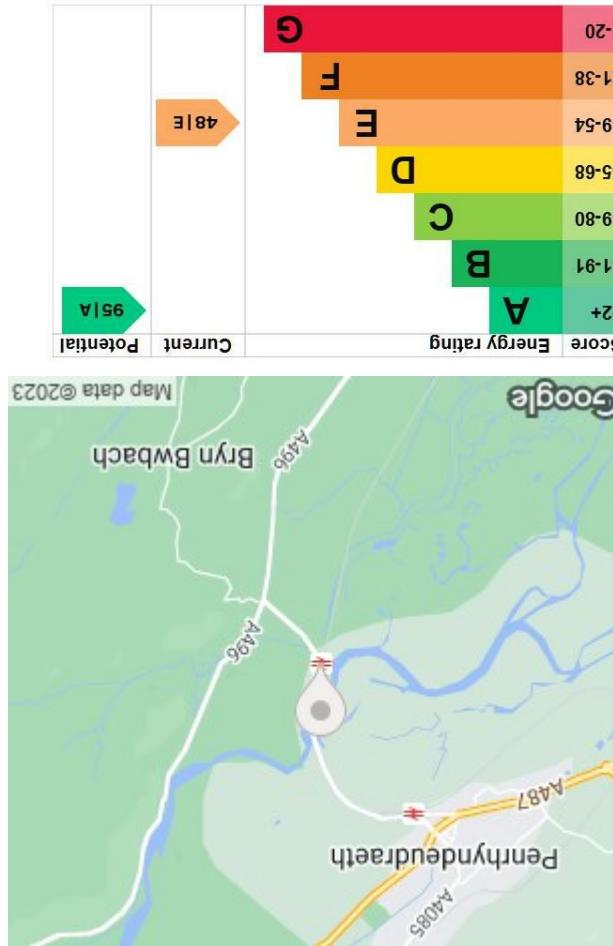






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating systems or other appliances and services referred to in these particulars and no warranty is given as to



Floor plans are for demonstration purposes only and not to scale. While measurements are shown, these are approximate only and subject to change. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under license from William Morris Estate. All rights reserved. Plan produced using PlanBuilder.

