



# 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'





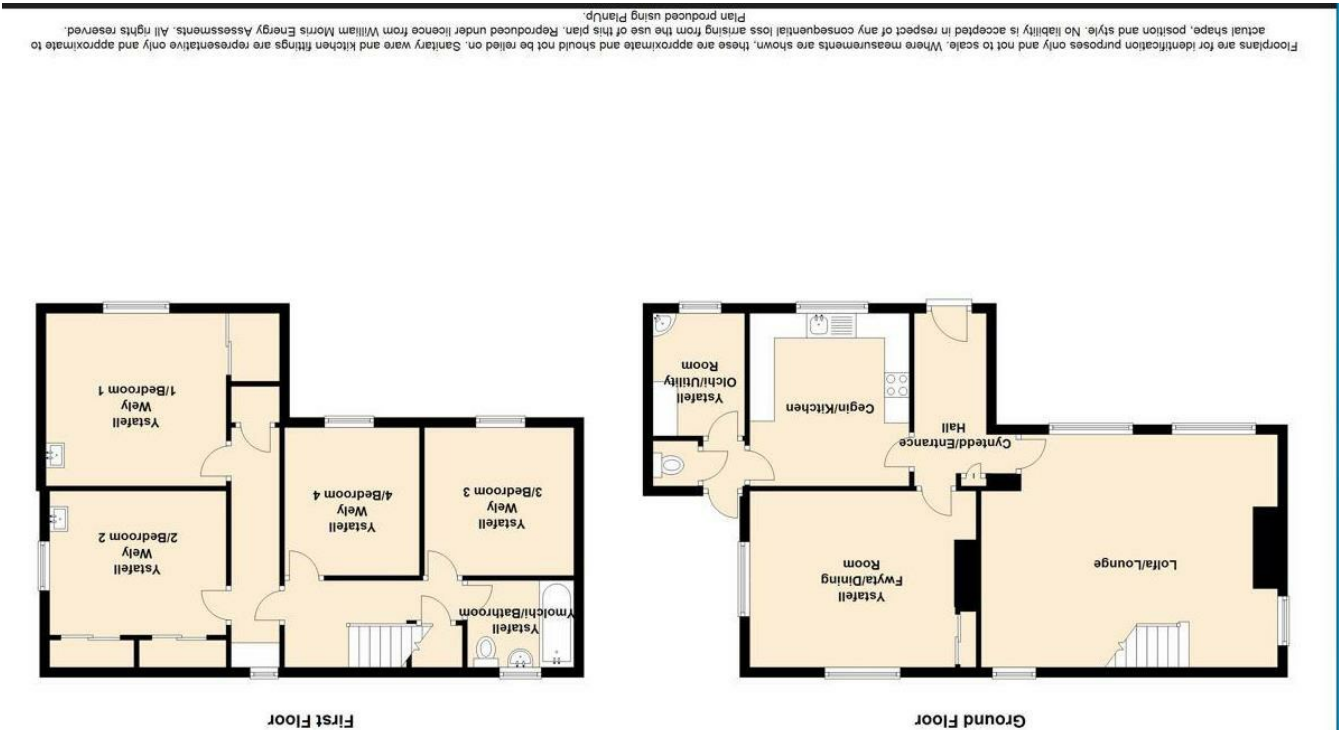






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Score	Energy rating	Current	Potential
92+	A		951A
81-91	B		
69-80	C		
55-68	D		
39-54	E	481E	
21-38	F		
1-20	G		