

Tom Parry

Ty Nesaf, Nantmor, LL55 4YL

£275,000

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Tom Parry & Co are delighted to offer for sale this charming former holiday cottage, nestled in the picturesque village of Nantmor in the Snowdonia National Park.

'Ty Nesaf' comprises two reception rooms, a kitche, bathroom and two bedrooms and was used as a holiday let, up to December 2025.

The gardens surrounding the property are a delightful feature, with a range of mature trees, shrubs and plants as well as a long driveway aside a small pond and trickling brook. For those with a vision for expansion, there is an option to purchase an additional circa eight acres of surrounding land, allowing for further development or agricultural pursuits. This property not only offers a comfortable living space but also the chance to create a bespoke home tailored to your desires.

With its modernisation potential and generous outdoor space, this house in Nantmor is a rare find, combining the charm of rural living with the promise of future possibilities. Whether you are looking to settle down in a serene environment or seeking a project to make your own, this property is well worth considering.

Our Ref: P1675

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Dining Room
with log burning stove set in timber surround; quarry tiled floor and two radiators

Kitchen
with a range of built in units with worktop over; lovely aspect through picture window to the side; integrated electric oven and hob; space and plumbing for washing machine; one and a half bowl sink and drainer; quarry tiled floor and radiator

Rear Hallway
with access to the garden at the rear

Bathroom
with panelled bath with shower over; low level WC and washbasin set into vanity unit and heated towel rail

FIRST FLOOR

Landing
with 'Velux' window

Bedroom 1
with stunning views to the front; feature exposed beams and exposed floorboards

Bedroom 2
with gable and 'Velux' window; feature exposed beams and exposed floorboards

EXTERNALLY
The property is accessed via a shared driveway with both cattle grid and side gated entrance. The driveway leads to the rear of the property.

There are gardens to the front and rear of the house and a covered veranda at the front. The garden is laid to lawn, with a pond and small brook running to the side. The gardens are laid to lawn with a vast array of mature trees and shrubs and an open aspect on the rolling countryside. There is a field measuring approximately half an acre to the front of both houses which is included in the sale. Two other parcels of land surround the house, as depicted on the attached land plan, are available by separate negotiation.

In addition to the house, there is an outbuilding measuring 4.8 x 5.6m approximately. There is also an adjoining woodshed to the rear of the outbuilding that has a profiled asbestos cement roof.

SERVICES
Mains water and electricity. Oil fired central heating. Drainage to septic tank.

MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Ty Nesaf - B

Notes:
The property is currently on various separate titles that will be amended to suit the purchaser during the conveyancing process.
The property is currently vacant.
Ty Nesaf was a registered holiday let until December 2025.
A right of way will need to be retained to the farm buildings.
The properties are being listed together and individually.

DIRECTIONS
what3words: chestnuts.sweetener.indeed



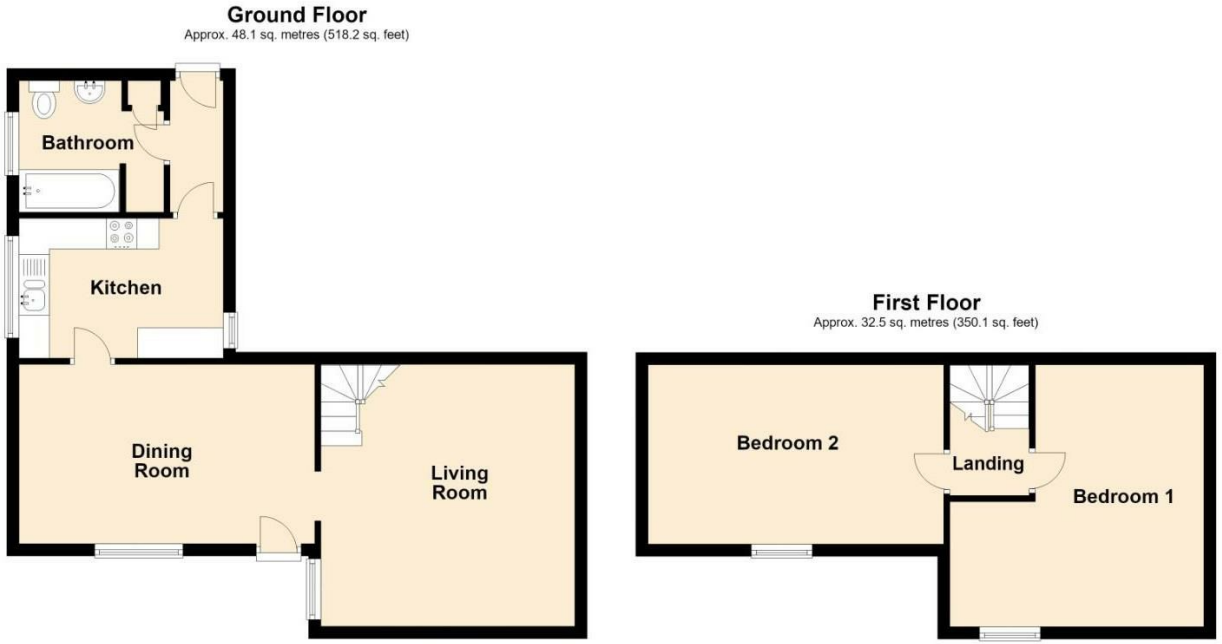




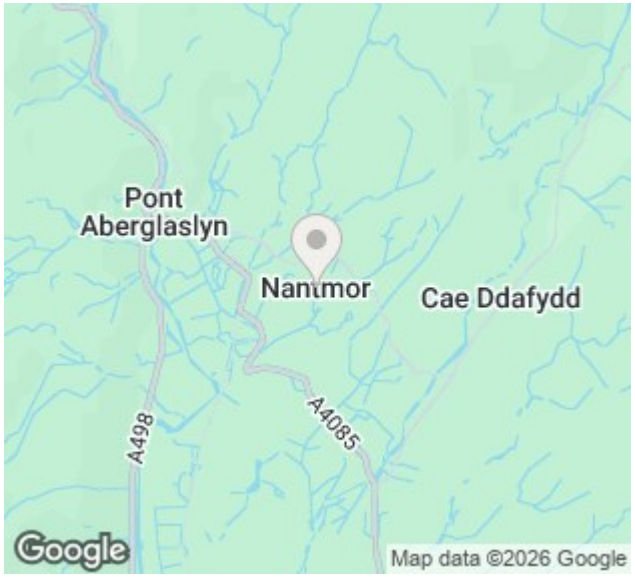


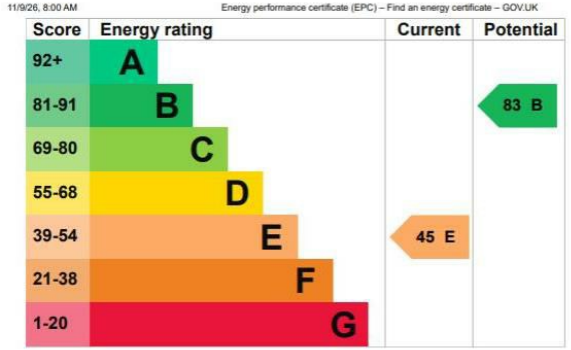






Total area: approx. 80.7 sq. metres (868.3 sq. feet)





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.

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