



Tom Parry

Ty Capel, Nant Gwynant, LL55 4NL

Asking price £299,950

Ty Capel, Nant Gwynant, Caernarfon, LL55 4NL

Tom Parry & Co are delighted to offer for sale this beautifully restored formal Chapel house. Set in the heart of Snowdonia National Park in the rural community of Nant Gwynant and close to the picturesque village of Beddgelert, 'Ty Capel' has maintained many of its characterful features whilst being sympathetically restored throughout.

The property offers off road parking for up to two cars, a raised slate patio, banked grass rear garden with space for a seating area. The property comprises briefly of: Living Room with log burner, Kitchen/Dining Room, Shower Room, Three Bedrooms and a Bathroom. There is also the added benefit of oil fired underfloor heating throughout and uPVC double glazing.

This property really is the full package, early viewing is highly recommended to fully appreciate all it has to offer.

Our Ref: P1469

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

with feature exposed stone wall; tiled floor; door to rear and under stair storage

Living Room

with a large picture window to the front with views towards the river and countryside beyond; log burning stove and wooden flooring

Kitchen/Dining Room

with a gas fired range cooker set in feature stone inglenook; range of built in wall and base units with worktop over; ceramic sink; integrated fridge freezer; integrated dishwasher; space for dining table; wooden flooring and dual aspect windows to front and rear

Shower Room

with modern glass shower cubicle, low level WC; wash basin set on vanity unit; part panelled walls and floor mounted Worcester boiler

FIRST FLOOR

Landing

with feature exposed stone wall; gallery style balustrading; built in airing cupboard and access to loft

Bedroom 1

with wooden flooring and views towards river and countryside beyond at front

Bedroom 2

with wooden flooring and views towards river and countryside beyond at front

Bedroom 3

with wooden flooring

Bathroom

with panelled bath with shower over and glass screens; concealed cistern WC; pedestal wash basin; heated towel rail and wooden flooring

EXTERNALLY

The property is accessed via stone steps to the front, with a range of mature shrubs around the stone pathway to the house. There are two off road parking spaces to either side of the house.

The garden is banked at the rear with a seating area and raised patio to enjoy the countryside and river views.

SERVICES

Mains Water, Electricity & Drainage. Underfloor heating.

MATERIAL INFORMATION

Tenure : Freehold
Council Tax Band : D



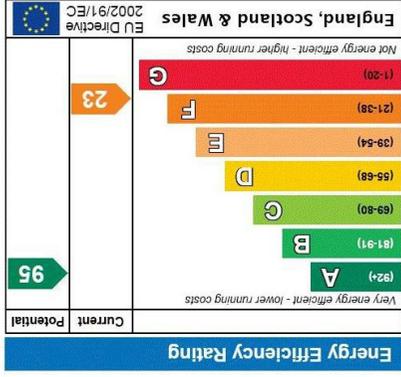




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

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



Floor plan Awaited