



Tom Parry

Fron Oleu, Garndolbenmaen, LL51 9TZ

£120,000

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Tom Parry & Co are delighted to offer for sale this delightful detached cottage, nestled just outside the charming village of Garndolbenmaen. 'Fron Oleu' offers a unique opportunity for those seeking a tranquil retreat. With three bedrooms, this property is perfect for families or those looking for a peaceful getaway. The reception room provides a warm and inviting space, ideal for relaxation or entertaining guests.

One of the standout features of this cottage is its breathtaking panoramic countryside views, which create a picturesque backdrop for everyday living. Additionally, the distant sea views add a touch of coastal charm, making this property truly special. Situated off the beaten track, it offers a sense of seclusion while still being within reach of local amenities.

The cottage presents excellent potential for modernisation, allowing you to put your personal stamp on the home and create a space that reflects your style and needs. Whether you envision a contemporary update or a more traditional restoration, the possibilities are endless.

Our Ref: C417

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Living Room

with multi-fuel stove set in feature stone inglenook fireplace; stunning views to the front; built in storage cupboard and feature exposed beams

Kitchen

with a range of fitted base units; stainless steel sink and drainer; free standing electric oven; space for fridge; window to the side and 'Velux' rooflight

Bedroom 1

with carpet flooring and window to the front

FIRST FLOOR

Accessible via permanent ladder steps

Landing

Bedroom 2

with 'Velux' windows to the front and the rear

Bedroom 3

with 'Velux' window to the front

Out-House

with access to the front of the house, housing water supply equipment. At the rear there is a bathroom with WC and wash basin

EXTERNALLY

The property is accessible via a farm track.

The property is situated in the middle of a field, with no paved or road access to the front of the house. The garden slopes up at the rear and down at the front and offers stunning panoramic countryside and distant sea views.

SERVICES

Mains electricity. Drainage to septic tank. Water supply harvested from rainwater from the roof.

MATERIAL INFORMATION

Tenure: Freehold - the property is currently going through probate

Council Tax: Band E

Note that the lack of formal water supply may limit the availability of some mortgages.

WHAT3WORDS LOCATOR: slurs.searching.neckline



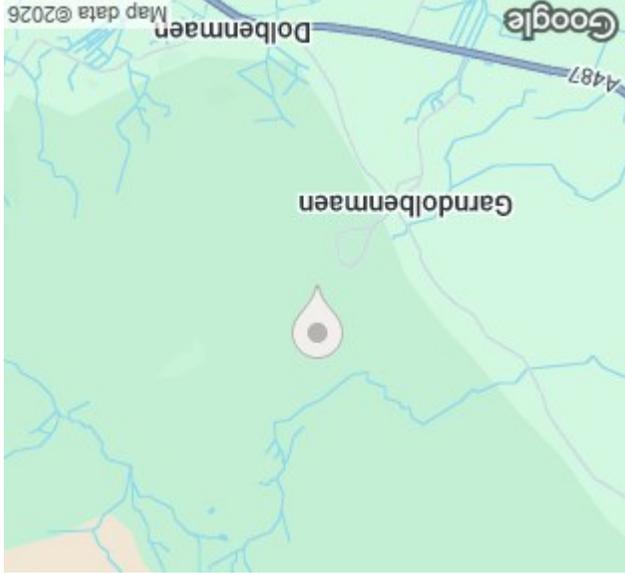




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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

EPC Awaited



Floor plan Awaited