# Tom Parry

Ty Newydd, Cwm Ystradllyn, LL51 9BQ

£250,000

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Set in the heart of Cwm Ystradllyn, this off-grid home enjoys a truly secluded mountain location within the Snowdonia National Park. Surrounded by sweeping upland scenery, the property sits amid open moorland, with panoramic views across the valley and distant peaks. The area is rich in wildlife and history, offering complete tranquillity and a sense of remoteness rarely found in modern living.

Access is via a single-track lane leading to the front of the house. The setting is ideal for those seeking self-sufficiency, privacy, and immersion in nature — yet still within reach of Porthmadog and other coastal towns for amenities.

This charming Grade II listed bungalow, listed as a 'Walking Hut', offers a unique opportunity for those seeking a tranquil retreat. With one reception room, one bedroom, and one bathroom, this property is perfect for individuals or couples looking for a peaceful escape from the hustle and bustle of everyday life. The bungalow's off-grid nature enhances its appeal, allowing for a sustainable lifestyle surrounded by the stunning natural beauty of the Welsh countryside. The quaint design and historical significance of the 'Walking Hut' provide a delightful character that is hard to find in modern properties.

This property is not just a home; it is a lifestyle choice, inviting you to embrace the simplicity and serenity of rural living. Whether you are an outdoor enthusiast or simply wish to unwind in a beautiful setting, this bungalow is a rare gem that promises to deliver a unique living experience.

**Our Ref: C425**

## ACCOMMODATION
All measurements are approximate

### Living Room
with slate flooring; lime washed walls; inset inglenook with wood fired stove; shuttered windows to the front and ladders to the grog loft

### Kitchen
with 'Belfast' sinl; slate worktops; space for under counter fridge and shuttered windows

### Bath
with roll top bath; low level WC; wash basin set on slate plinth and heated towel rail

### Bedroom
with log burning stove; dual aspect windows and slate flooring

### Crog Loft
with window to the rear and ladder access from reception room

## EXTERNALLY
The property is accessed via a single track lane to the front of the house.

There is a delightful patio at the front of the house. At the side there is a wood fired hot tub, ideal for enjoying starry nights!

At the rear of the house there is a lean to store room.

## SERVICES
The property is completely off grid. Private water from bore hole; electrics from photovoltaic panels; private drainage to cesspit.

## MATERIAL INFORMATION
Tenure: Freehold

Council Tax: N/A - Business Rates Apply as classed as 'Walking Hut'. RV of £600.

what3words: twinkling.rural.surely

EPC Awaited

Total area: approx. 51.8 sq. metres (557.2 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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