

Tom Parry

Gatws Bach, Garndolbenmaen, LL51 9AX

£595,000

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Nestled in the picturesque Cwm Pennant, Garndolbenmaen, this fabulous detached house offers a perfect blend of modern living and rural charm. As you enter, you are greeted by light and airy reception rooms that create a welcoming atmosphere. The spacious layout includes two well-appointed reception areas, perfect for entertaining guests or enjoying quiet family evenings. The house features three comfortable bedrooms, providing ample space for relaxation and privacy. With two bathrooms, morning routines will be a breeze for the whole family.

Set within a generous 1.4 acres, the property is complemented by a delightful feature stream, enhancing the tranquil setting. For those with equestrian interests, the double stable and paddock offer excellent facilities. Additionally, the property includes a double garage with room above, providing further versatility for storage or potential development.

Parking is convenient with space for a number of vehicles, ensuring easy access for you and your guests. This extended property is not only a home but a lifestyle, offering the perfect retreat from the hustle and bustle of everyday life.

With its stunning surroundings and ample space, this property in Cwm Pennant is a rare find and is sure to appeal to those seeking a peaceful yet spacious living environment. Don't miss the opportunity to make this charming house your new home.

Our Ref: C428

ACCOMMODATION
All measurements are approximate

Entrance Hallway
a large hallway entrance with sliding door concealing generous walk in cloak cupboard; access to partially boarded roof space and Karndean flooring

Kitchen/Breakfast Room
with a large range of modern fitted wall and base units with granite worktops over; 7 ring range style gas oven with extractor set within inglenook; feature exposed beam ceiling; inset one and a half bowl stainless steel sink with granite drainer; integrated dishwasher; integrated washing machine; integrated larder style fridge; integrated microwave; ; space for wine fridge; central island with under bench storage cupboards and breakfast bar; space for dining table; French doors and single door out to rear patio and Karndean flooring

Sun Room
with log burning stove; glazed perimeter and doors opening to rear garden; rooflights and Karndean flooring

Inner Hallway
with Karndean flooring

Bedroom 1
with feature sloping ceiling and exposed beams; fitted wardrobes and carpet flooring

En-Suite Shower Room
with shower cubicle; low level WC and wash hand basin

Bedroom 2
with dual aspect windows and Karndean flooring

Bedroom 3
with windows to the front and Karndean flooring

Bathroom
with four piece suite including panelled bath; wash basin and low level WC set within vanity and storage units; shower cubicle and heated towel rail

EXTERNALLY
The property is accessed via a private tarmacadam driveway that steps over a trickling stream which creates a beautiful water feature at the front of the house. The driveway has ample space for several cars and is bound by decorative dry stone walling to the front and hedges/boundary walls at the rear.

To the northern side of the house there is a large patio area with lawned garden to the side, which has the benefit of a storage shed.

To the south of the house is a detached double garage/workshop with space over that has been used as additional living accommodation and has a small shower room and kitchenette facilities included.

The property also has the benefit of a stable block with tack room and log store, that sits to the front of a paddock area. The whole plot extends to approximately 1.4 acres or thereabouts.

SERVICES
Mains electricity; private water supply; drainage to septic tank. Full fibre broadband and oil fired central heating.

MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Band D

No onward chain.

Sits outside of the National Park.

what3words: ///armrests.flippers.neck













Floor Plan Awaited



EPC Awaited

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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