



Tom Parry

Cae Glas, Garndolbenmaen, LL51 9UJ

£275,000

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Tom Parry & Co are delighted to offer for sale this three bedroom bungalow set in the stunning backdrop of the picturesque rural village of Garndolbenmaen. If you are looking for a blank canvas to make a beautiful home, then this could be the property for you. The property is in need of renovation but has huge potential. The property has stunning views across the rolling countryside and also has a large garden to the front, with separate access which could have scope for development, subject to obtaining the requisite statutory consents.

Early viewing of this fantastic property is highly recommended.

Our Ref: P1291

ACCOMMODATION

All measurements are approximate

Entrance Porch

with Terrazzo floor tiling and glazed walls

Hallway

with two large storage cupboards, including one with radiator; radiator and access to the loft

Living Room

with an open fire set in a stone surround and hearth; radiator and access to sun room

Sun Room

with wood block flooring and glazed walls to enjoy the views across the garden

Dining Room

with partial sub-division by timber doors and framed side panels; patio door to front; two radiators and access to utility

Utility Room

with built in storage and floor mounted "Firebird Enviromax" boiler

Kitchen

with a range of fitted wall and base units with worktop over; stunning views over the countryside; 1 1/2 bowl stainless steel sink and drainer and space and plumbing for washing machine

Bedroom 1

with built in wardrobes and radiator

Bedroom 2

with carpet and radiator

Bedroom 3

with stunning countryside views; built in wardrobes; wash hand basin and radiator

Shower Room

with large shower cubicle; pedestal wash hand basin and radiator

Separate WC

with low level WC

EXTERNALLY

The property is accessed via a gated driveway that leads to the front of the property and a large detached garage. There are pathways to the perimeter leading to a timber shed with fantastic countryside views.

The icing on the cake is the large garden to the front of the house which also has separate access. It is laid mainly to lawn with mature shrubs, plants and fruit trees and also has a green house.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.



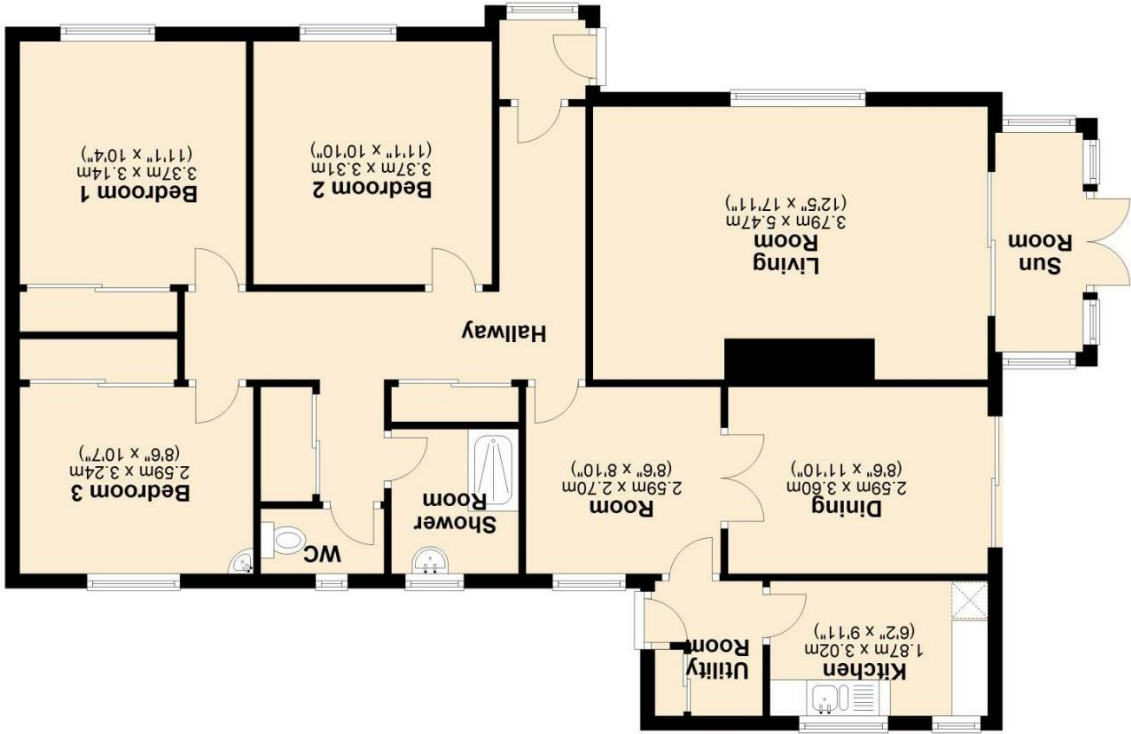




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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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Ground Floor

