



Tom Parry

Llwyn Farm Gellilydan, Blaenau Ffestiniog, LL41 4EY

£425,000

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Tom Parry & Co are delighted to offer for sale this much loved family home, situated in the rural village of Gellilydan.

"Llwyn Farm" is sat within approximately 8 acres of land, off a private track a short walk from the centre of the village and the fantastic local pub! Whilst the house would benefit from modernisation, it has had a new roof and has been maintained by the family. The property comprises two reception rooms, a kitchen and bathroom to the ground floor and four bedrooms, a box room and a family bathroom to the first floor.

Externally there are gardens and stock proof fields; a detached garage with light and power connected and also a cluster of derelict outbuildings, which could be redeveloped subject to the requisite statutory consents. "Llwyn Farm" offers a fantastic opportunity to continue being a fantastic family home and early viewing is recommended.

Ref: BF1364

ACCOMMODATION

Any measurements are approximate.

GROUND FLOOR

Hallway

with night storage heater and under stair store; stair lift

Lounge

7.35 x 2.811 (24'1" x 9'2")

with electric coal effect fire, dual aspect and night storage heater

Sitting Room

4.944 x 5.772 (16'2" x 18'11")

with two night storage heaters, electric coal effect fire on tiled hearth with dressed stone surround, built-in cupboard housing hot water cylinder with immersion fitted

Shower Room

with accessible shower, low level WC and wash hand basin

Kitchen

6.177 x 1.850 (20'3" x 6'0")

with a range of fitted wall and base units and worktop over, stainless steel sink with single drainer, electric cooker with extractor over, space and plumbing for washing machine and dish washer and night storage heater; far reaching views

Rear Hallway

with door to Rear Porch

Rear Porch

FIRST FLOOR

Galleried Landing

with night storage heater

Bedroom 1 (rear)

3.6 x 4.2 (11'9" x 13'9")

Bedroom 2 (front right)

4.5 x 2.9 (14'9" x 9'6")

Bedroom 3 (front left)

3.4 x 3.46 (11'1" x 11'4")

Bedroom 4 (right)

2.295 x 3.37 (7'6" x 11'0")

Box Room

2.84 x 1.385 (9'3" x 4'6")

Bathroom

with three-piece suite comprising panelled bath with shower and curtain over, pedestal wash hand basin and low-level WC, night storage heater.

EXTERNALLY

The property is accessed via an unmade track leading to a large driveway with parking for several cars, in front of a large block-built garage with light and power connected.

There is a garden laid to lawn at the front together with a small enclosed 'paddock', the garden to the rear is also laid to lawn and there is a small outside WC also located to the rear.

The property has approximately 8 acres of pasture land with stock proof boundaries. There is also a stream running alongside the land providing water supply. There are dilapidated stone-built outbuildings

SERVICES

Mains water and electricity. Private drainage.

DIRECTIONS

Drive into Gellilydan off the A487, go over the bridge and the road forks to the left, following the signs for the village pub, 'The Bryn Arms'. Follow this road and pass the pub on your right, pass the caravan park on your left and after about a quarter of a mile there is a gravelled lane on the left hand side with public footpath signs just before. Follow this lane and you arrive at the property.

MATERIAL INFORMATION

Tenure: Freehold

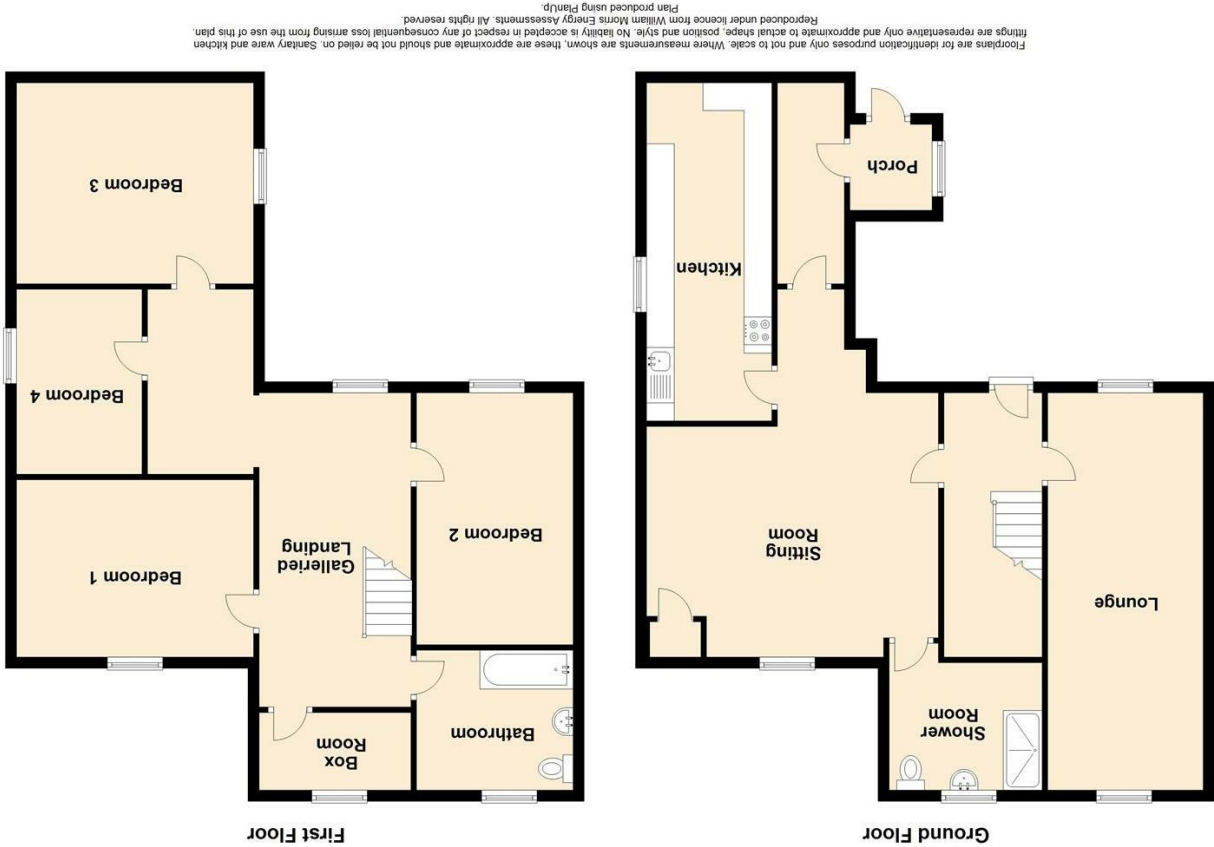
Council Tax: Band D







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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		27 F	77 C

