



Tom Parry

Garth Uchaf, Llanuwchllyn, Bala, LL23 7UN

Offers in the region of £240,000

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Welcome to this charming detached cottage located in the picturesque village of Llanuwchllyn, near Bala. This property boasts two cosy reception rooms, perfect for relaxing with family and friends. With two bedrooms and a bathroom, this cottage offers a comfortable living space for a family or those looking for a peaceful retreat. The property also has approximately 1 acre of land.

Situated in a rural location, this property provides stunning views of the surrounding countryside, offering a tranquil and idyllic setting. The traditional stone farm buildings attached to the cottage present a unique opportunity for conversion, allowing you to add further value to the property.

Although the cottage requires modernization, it presents an exciting project for those with a vision to create their dream home.

Don't miss out on the chance to own this ideal family home in a beautiful location with endless possibilities.

Our Ref:- B823

The Accommodation comprises of:- [All measurements are approximate]

GROUND FLOOR

Living Room

15'1" x 11'6" (4.61 x 3.51)

with open fireplace housing multi fuel stove, dual aspect, quarry tiled floor, night storage heater, airing cupboard housing the immersion heater.

Sitting Room/ Bedroom

12'4" x 10'4" (3.76 x 3.16)

with quarry tiled floor and 1 night storage heater.

Kitchenette

16'8" x 5'4" (5.09 x 1.64)

with Belfast sink, fitted shelving, quarry tiled floor, built in cupboards and door out to rear.

Independent WC

with wash hand basin

Separate Shower Room

with shower cubicle.

FIRST FLOOR

Landing

leading to:-

Bedroom 1

12'9" x 10'7" (3.89 x 3.24)

with dual aspect, exposed ceiling beams and box room.

Bedroom 2

13'9" x 10'7" (4.21 x 3.24)

with exposed ceiling beams.

OUTSIDE

External stairway up to croglloft/garret/storage. Attached store shed and former traditional stone barn. Rear grassed garden and front grassed area. Approximately 1 acre of land.

MATERIAL INFORMATION

Mains electricity, private water and private drainage and soakaway cesspit drainage.

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

Council Tax - Band E

Tenure - Freehold

Viewing strictly by appointment via the selling agent.







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.

Floor Plan Awaited

