



Tom Parry

Anglers Cottage, Llanfor, Bala, LL23 7DP
Offers in the region of £365,000

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Tom Parry & Co are delighted to offer this well-presented detached residence situated in the grounds of Melin Meloch, a 15th Centenary water mill, approximately 1.5 miles from the market town of Bala, amid unspoilt rural countryside. Anglers Cottage offers a perfect blend of comfort and charm and with three bedrooms, this home is ideal for families or those seeking extra space. The property features a welcoming reception room with sliding patio doors overlooking the beautiful landscaped garden, providing a warm and inviting atmosphere for relaxation and entertaining.

Set in a rural and quiet location, this house is surrounded by the beauty of nature, making it a peaceful retreat from the hustle and bustle of everyday life. The landscaped garden is a true highlight, boasting a lush lawn complemented by vibrant flower borders, mature trees, and a variety of shrubbery, creating a picturesque outdoor space for enjoyment and leisure.

For those with vehicles, the property offers ample parking with a gravelled driveway ensuring convenience for residents and guests alike.

This delightful home is not just a property; it is a sanctuary that promises a serene lifestyle in a beautiful setting. This residence is a wonderful opportunity not to be missed.

GROUND FLOOR:

Entrance Hallway
with 1 radiator.

Independent WC
with wash hand basin.

L-Shaped Study/Bedroom
14'11" x 10'0" (4.56m x 3.05m)
with exposed ceiling beams; built-in store cupboard.

Living Room/Lounge
25'9" x 20'10" (7.87m x 6.36m)
with a triple aspect; exposed ceiling beams; 2 radiators; sliding patio doors out to garden.

Kitchen
10'8" x 8'10" (3.27m x 2.70m)
with hot and cold stainless steel sink with matching wall and base units with work tops; partly tiled walls; 1 radiator.

FIRST FLOOR:

Galleried Landing/Sitting Area
with 1 radiator and Airing Cupboard.

Bedroom 1
14'7" x 11'8" (4.47m x 3.56m)
dual aspect with built in wardrobes; 1 radiator.

Bedroom 2
13'11" x 5'6" (4.25m x 1.70m)
with 1 radiator.

Bedroom 3
11'5" x 11'1" (3.49m x 3.39m)
with 1 radiator.

Bathroom
with panelled bath, wash hand basin and wc; partly tiled walls; heated towel rail.

OUTSIDE:

Delightful landscaped gardens stocked with lawns, flower borders, mature trees and shrubbery. Gravelled driveway providing ample car parking and turning space. Double garage with up and over door having power connected.

MATERIAL INFORMATION

SERVICES:- Mains water and electricity. Septic tank drainage. Oil fired central heating.

UPVC doors and double glazing

Ample parking space

Local Authority - Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

Council Tax Band - D

Article 4 Directive Applies On This Property
If you own a residential dwelling (which is a main home) within the Eryri National Park area and wish to change the use to a second home, short term holiday let or specific mixed use, you will be required to obtain planning permission from Eryri's National Park Authority before undertaking the change of use.

Tenure - Freehold

Rural location

Viewing - Strictly via selling agent

Directions to property :- From Agents Office in Bala turn right and proceed along the A494 towards Corwen and the A5 trunk road for approximately 1.5miles. Take right turning for Llandderfel along the B4401 road, and the entrance to the cottage will then be first on the left - proceed along the track and Anglers Cottage will be at the very end.

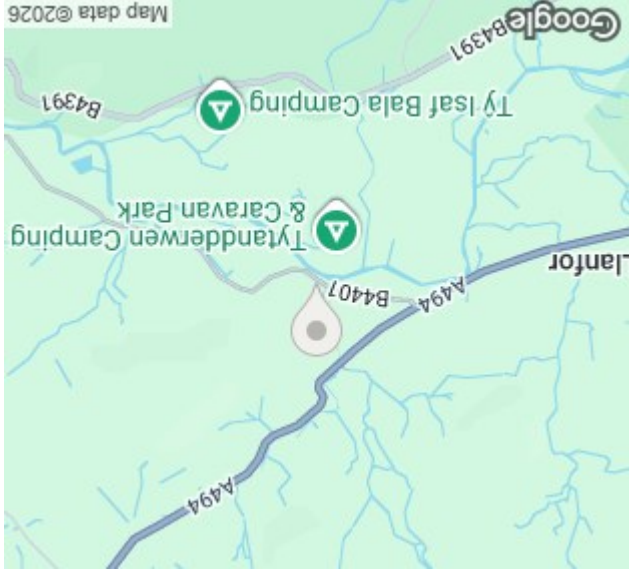






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

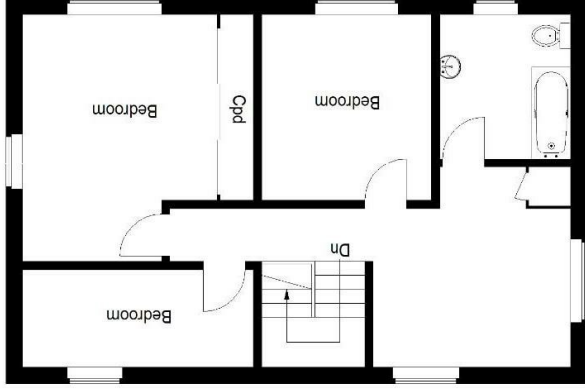


Energy Efficiency Rating		
Potential	Current	EU Directive 2002/91/EC
95	55	
England & Wales		
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

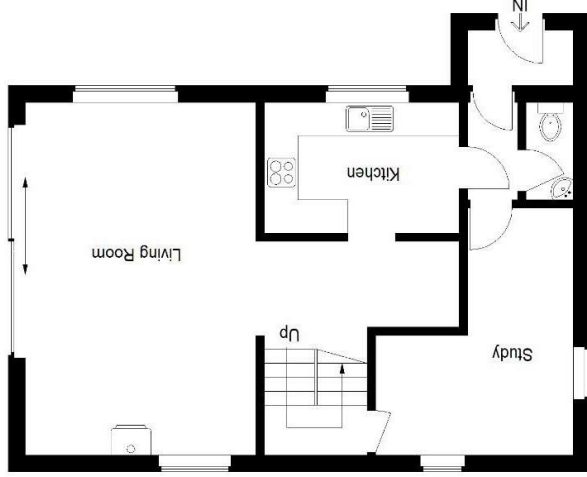


Illustration for identification purposes only, measurements are approximate, not to scale.

First Floor = 62.5 sq m / 673 sq ft



Ground Floor = 66 sq m / 710 sq ft



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Approximate Gross Internal Area
128.5 sq m / 1383 sq ft