



Tom Parry

2 Afon Fechan Cottages, Cynllwyd Isaf, Llanuwchllyn, Bala, LL23 7DE

Offers in the region of £130,000

2 Afon Fechan Cottages Cynllwyd Isaf, Llanuwchllyn, Bala, LL23 7DE

A traditional stone built semi-detached cottage occupying an idyllic rural location approximately one mile from the village of Llanuwchllyn, and enjoying superb open views over the surrounding countryside extending to the Aran Benllyn. The property is in need of a complete renovation programme and upgrading and has ample room to extend, and offers tremendous scope in this respect.

The ACCOMMODATION comprises:- [all measurements are approximate]

GROUND FLOOR:

Entrance Porch

with quarry tiled floor.

Living Room

11'9" x 10'7" (3.60m x 3.25m)

with tiled fireplace and raised hearth; quarry tiled floor.

Kitchenette

10'2" x 4'7" (3.11m x 1.40m)

with hot and cold stainless-steel sink unit and hot water geyser; 1 wall cupboard and under stairs store area.

FIRST FLOOR:

Bedroom 1

11'8" x 7'10" (3.57m x 2.39m)

with built-in cupboard.

Bedroom 2

10'7" x 7'7" max (3.25m x 2.33m max)

Bathroom

with shower cubicle, wash hand basin and wc in coloured suite.

OUTSIDE:

Good sized grassed garden area to the rear. Lean-to Store shed and Disused WC.

SERVICES:

Mains water and electricity. Septic tank drainage.

LOCAL AUTHORITY

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

Council Tax Band - B

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

Directions:

From Agents Office turn left and proceed along the A494 trunk road for approximately 5 miles, and immediately after passing the petrol filling station on your right hand side, bear left into the village of Llanuwchllyn. Proceed along the B4403 through the village and climb up the hill, then take a sharp right turn along the single track road, for approximately 0.5 mile and the cottage will then be on your right hand side before the narrow stone bridge.

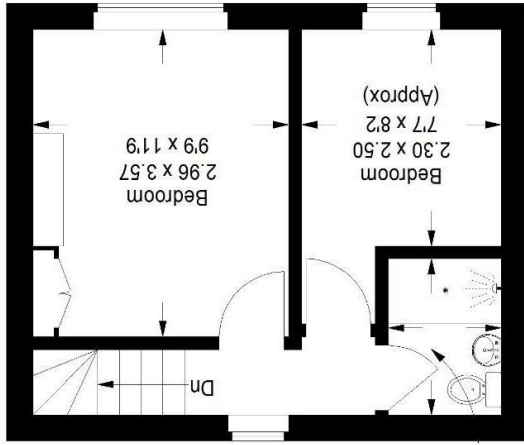






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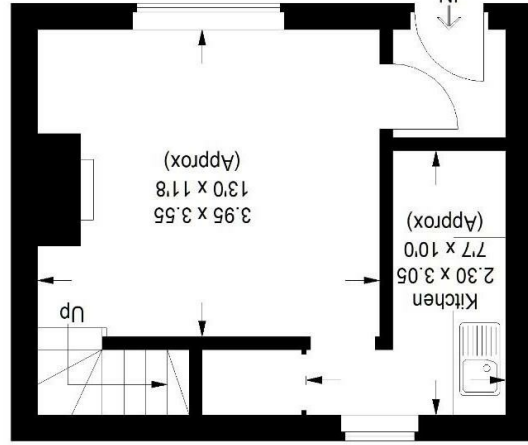
Approximate Gross Internal Area = 48.2 sq m / 518 sq ft



First Floor = 24 sq m / 258 sq ft



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



Ground Floor = 24.2 sq m / 260 sq ft



Energy Efficiency Rating	
Potential	Current
England & Wales	
EU Directive 2002/91/EC	
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	
1	
49	

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.