Tom Parry

Ty'n Coed, Llandderfel, Bala, LL23 7RE

Offers in the region of £595,000

Ty'n Coed Llandderfel, Bala, LL23 7RE

Tom Parry & Co are delighted to present this delightful 4 bedroom detached house. Nestled in a rural location close to the charming village of Llandderfel, near Bala, it offers a unique blend of traditional character and modern comfort.

As you enter, you are welcomed into a generous reception room that exudes warmth and character, perfect for both relaxation and entertaining. The property boasts four spacious bedrooms, making it an ideal family home or a tranquil retreat. The family bathroom is well-appointed, serving the needs of the household with ease. The property retains many traditional features throughout, adding to its charm and appeal.

Set in a picturesque rural location, this home offers breath taking panoramic views of the surrounding countryside, providing a serene backdrop for everyday living. The property is complemented by traditional stone outbuildings, which present a variety of possibilities for use, whether for storage, workshops, or even conversion into additional living space.

The property includes an impressive five acres of quality grazing land, divided into two enclosures. This expansive outdoor space is perfect for livestock, growing your own fruit and vegetables or simply enjoying the beauty of nature.

Additionally, there is ample parking available , ensuring convenience for residents and guests alike. This property truly represents a rare opportunity to own a piece of history in a stunning rural setting, combining the best of country living with ample space for family and leisure. Don't miss the chance to make this enchanting house your new home.

Our Ref:- B867

The ACCOMMODATION comprises of:-

All measurements are approximate

GROUND FLOOR

Entrance Hallway
opening to the:-

Lounge
15'7" x 10'1" (4.75m x 3.09m)
with open fireplace housing the multi fuel stove and 1 radiator.

Dining Room
11'8" x 10'0" (3.58m x 3.05m)
with tiled fireplace and 1 radiator.

Kitchen / Breakfast Room
23'0" x 11'10" (7.02m x 3.61m)
L-shaped, Belfast sink unit, plumbing for automatic washing machine, fitted wall and base cupboards with granite effect worktops. Flavel range double oven and hob, part tiled walls, oil fired central heating boiler and 1 radiator. Slate flooring, under stairs cupboard and door out to rear.

Independent WC
with wc, wash hand basin and 1 radiator.

FIRST FLOOR

Bedroom 1
12'0" x 10'0" (3.67m x 3.07m)
with 1 radiator and access to loft space.

Bedroom 2
12'1" x 9'3" (3.70m x 2.83m)
with 1 radiator.

Bedroom 3
11'5" x 6'9" (3.48m x 2.07m)
with 1 radiator.

Bedroom 4
11'10" x 9'10" (3.62m x 3.01m)
with 1 radiator.

Bathroom
with panelled bath and shower attachment, wash hand basin, wc and 1 radiator.

OUTSIDE
The land extends to 5 acres or thereabouts of useful grazing in 2 enclosures. Implement shed and traditional stone outbuildings comprising of log store and 3 bay barn/cowshed. To the front and rear of the house an attractive lawned garden with mature trees and shrubs. Private driveway.

MATERIAL INFORMATION
SERVICES:- Mains water, electricity, private drainage. Oil fired central heating

UPVC doors and double glazing

Ample parking space

5 Acres or thereabouts of grazing land in 2 enclosures

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 - F

Tenure - Freehold

Rural location

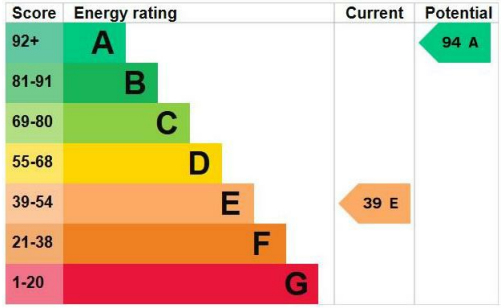
Panoramic views

Private driveway

Viewing - Strictly via selling agent

DIESEL ONLY

Floor Plan Awaited



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.

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