



# Tom Parry

Gorseddau Cwmtirmynach, Bala, LL23 7EB

£175,000



## Gorseddau Cwmtirmynach, Bala, LL23 7EB

A detached, traditionally built, former farmhouse, constructed mainly of stone walls under a pitched slated roof, and occupying an elevated position in an unspoilt rural locality approximately 3.5 miles from the market town of Bala and enjoys superb open views. The property has undergone some refurbishment years ago, to include a new slated roof, installation of uPVC double glazed windows, new tiled flooring in the two principal living rooms and two new internal staircases, but is now in need of a major overhaul and modernisation programme, and offers tremendous scope in this respect. To the front, side and rear of the cottage is a fenced in garden area (which is currently overgrown) together with a range of outbuildings in a semi-derelict condition. Access is over a rough right of way track for approximately 400 yards from B4501 Bala to Cerrigydrudion road, which during the winter months can only be gained with a 4x4 type vehicle.

The ACCOMMODATION currently comprises of:-

### GROUND FLOOR:

#### Living Room

6.53m x 3.98m (21'5" x 13'0")

with a dual aspect; inglenook fireplace; exposed ceiling beams and tiled flooring; open tread staircase to first floor.

#### Lounge/Sitting Room

6.51m x 4.0m (21'4" x 13'1" )

with a dual aspect; exposed ceiling beams; tiled flooring; open tread staircase up to crog-loft.

#### Kitchen/Morning Room

4.03m x 3.51m (13'2" x 11'6")

with a dual aspect; hot and cold stainless steel sink unit with wall and base units; tiled flooring.

#### Utility Room

with door out to rear.

#### Bathroom/WC

### FIRST FLOOR:

#### Bedroom 1

4.04m x 3.90m (13'3" x 12'9")

with Velux window; exposed ceiling beam and window to front elevation.

#### Bedroom 2

4.08m x 2.93m (13'4" x 9'7")

with Velux window; exposed ceiling beam and window to front elevation

#### Bathroom Area (no fittings)

housing the hot and cold water tanks

#### Crog-loft

with separate access from the secondary staircase in the lounge.

### OUTSIDE:

To the front and rear of the property is a fenced in garden area which is currently overgrown, and a range of traditional outbuildings which are semi derelict state.

### SERVICES:

Mains electricity. Private water [yet to be connected] and septic tank drainage.

### LOCAL AUTHORITY:

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

### PLEASE NOTE:

THE PROPERTY WILL BE SOLD AS SEEN AND WILL INCLUDE ALL THE FURNITURE, CONTENTS AND GOODS CURRENTLY STANDING ON THE PREMISES.

### DIRECTIONS TO PROPERTY:

From Agents Office, turn right and then take first left just before bridge and continue along the A4212 road for approximately 2.5 miles. Turn right along the B4501 and continue for another 1.4 miles. You will pass a chapel on your left and the village hall on your right, and the entrance to the property will then be the first left (just on corner). Proceed through the gate and over the bridge and then follow the rough track up to the property for approximately 400 yards. Please note that during the winter months access can only be gained with a 4x4 type vehicle.











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

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.

