



Tom Parry

Cae Banc Llanuwchllyn, Bala, LL23 7TT
Offers in the region of £400,000

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A modern and spacious detached bungalow situated in a pleasant village centre location and within close proximity to local amenities such as bus services, village hall, primary school, garage and village pub/shop. The bungalow was built in 2006 to the Vendor's specific and exacting requirements, and a particular attractive feature is the quality kitchen/dining room, as well as the large well-lit rooms which include four double bedrooms, one of which has an en-suite. In addition to the living accommodation there is a bespoke studio/workshop which can easily be adapted to provide further accommodation. Outside there is ample off-road car parking, with attractive lawns and a productive vegetable garden. The property is well maintained and internal viewing is highly recommended in order to fully appreciate its attributes.

Byngalo ar wahân mewn mangre ddefnyddiol yng nghanol pentref ac yn gyfleus i'r holl gyfleusterau megis y gwasanaeth bws, y neuadd bentref, ysgol gynradd, garej a'r dafarn leol/siop. Codwyd yr bynglo yn 2006 i ofynion penodol a manwl y gwerthwr, a nodwedd ddeniadol arbennig yw y gegin/ystafell fwyta o safon, yn ogystal â'r ystafelloedd eang sydd wedu ei goleuo'n dda, ac sydd yn cynnwys pedair ystafell wely dwbl, ac un ohonynt gyda en-suite. Yn ogystal â'r llety byw mae stiwdio/gweithdy pwrpasol y gellir ei addasu'n hawdd i enhangu yr ardal fyw ymhellach. Y tu allan mae digonedd o le parcio oddi ar y ffordd, gyda lawntiau deniadol a gardd llysiau gynhyrchiol. Mae'r eiddo wedi ei gwyflwyno yn dda ac yn deilwng iawn o gael ei archwyllo'n fewnol.

Mynedfa/Cyntedd - Entrance/Hallway

gyda un rheiddiadur ac ystafell cadw cotiau.
with one radiator, and cloakroom.

Ty Bach - Toilet

gyda thoiled a basn golchi dwylo; un rheiddiadur.
with wc and wash hand basin and one radiator.

Lofa - Lounge

6.72m x 4.72m

gyda agwedd driphlyg; lle tân o garreg gyda stôf aml-danwydd;
un rheiddiadur.
with triple aspect; stone built fireplace housing the multi-fuel
stove; one radiator.

Cegin/Ystafell Fwyta - Kitchen/Dining Room

7.33m x 4.49m (24'0" x 14'8")

gyda agwedd ddeuol; uned ganolog gyda sinc a thap dwr oer a
phoeth a chwprdd gyda arwynebedd gweithio; chypyrddau wal
ac unedau cegin gyda arwynebedd gweithio gan gynnwys stôf a
hob a chwfl echdynu; llawr teils; dau reiddiadur ac drws gwydr
allan i'r cefn.
dual aspect; central island unit with base cupboards and hot and
cold sink with worktop; further wall and base units with worktops
and incorporating stove, hob and cooker hood; tiled floor; two
radiators and glazed door out to rear.

Ystafell Aml-Bwrpas - Utility Room

4.49m x 2.86m (14'8" x 9'4")

gyda uned sinc dwr oer a phoeth ac wedi ei blymio ar gyfer
peiriant golchi, cypyrddau wal a silffoedd wedi ei ffitio; drws allan
i'r cefn.
with hot and cold sink unit and plumbing for automatic washing
machine; wall cupboards with fitted shelving and worktop; door
out to rear.

Ystafell Wely 1/Swyddfa - Bedroom 1/Office

4.03m x 3.25m (13'2" x 10'7")

gyda un rheddiadur a dau uned golau wal.
with one radiator and two wall lights.

Ystafell Wely 2 - Bedroom 2

4.48m x 3.62m (14'8" x 11'10")

gyda rheiddiadur a wardrob wedi ei ffitio; dau uned golau wal.
with fitted wardrobe; one radiator and two wall lights.

Ystafell Wely 3/Stydi - Bedroom 3/Study

3.62m x 3.10m (11'10" x 10'2")

gyda un rheiddiadur.
with one radiator.

Ystafell Wely 4 - Bedroom 4

4.46m x 4.05m (14'7" x 13'3")

gyda wardrob wedi ei ffitio; dau reiddiadur; Ystafell Gawod En-
Suite gyda uned cawod, basn ymolchi a thoiled; dau reiddiadur a
chwprdd cynnes.
with fitted wardrobe; two radiators; En-suite Shower Room with
shower cubicle, wash hand basin and wc; two radiators and Airing
Cupboard.

Ystafell Ymolchi - Bathroom

gyda baddon, uned cawod, basn ymolchi a thoiled; teils i ran o'r
walliau; un rheiddiadur.
with bath, shower unit, wash hand basin and wc; partly tiled walls;
one radiator.

Stiwdio/Gweithdy - Studio/Workshop

10.35m x 4.46m (33'11" x 14'7")

gyda agwedd driphlyg; pedwar rheiddiadur; uned sinc dwr oer a
phoeth; nenfwd panelog a ffenestr Velux; drws gwydr allan.
with triple aspect; four radiators; hot and cold sink unit; panelled
ceiling with Velux window; glazed door out.

Storfa - Store Room

gyda silffoedd wedi ei ffitio a tanc dwr poeth; mynedfa i'r gofod to
sydd wedi ei fordio.
with fitted shelving and hot water tank; access to boarded roof
space.

Y TU ALLAN - OUTSIDE:

Dref i'r ffyrnt gyda digonedd o le i barcio. Gardd lawnt gyda
llwyni, borderi blodau a gwelyau llysiau wedi eu codi; ty gwydr,
sied ardd a storfa goed.
Driveway with ample car parking space to front. Lawned gardens
with flower borders and shrubbery, raised vegetable beds;
greenhouse; garden shed and wood store.

GWASANAETHAU - SERVICES:

Trydan, dwr a charthffosiaeth cyhoeddus. Gwres canolog olew.
Mains water, electricity and drainage. Oil fired central heating.

AWRDURDOD LLEOL - LOCAL AUTHORITY:

Cyngor Gwynedd, Swyddfeydd y Cyngor, Penrallt, Caernarfon,
Gwynedd, LL55 1BN. Ffôn: 01766 771000. Band Treth Cyngor: F
Parc Cenedlaethol Eryri, Penrhyndeudraeth, Gwynedd, LL48 6LF.
Ffôn: 01766 770274
Gwynedd Council, Council Offices, Penrallt, Caernarfon,
Gwynedd, LL55 1BN. Tel: 01766 771000. Council Tax Band: F
Parc Cenedlaethol Eryri, Penrhyndeudraeth, Gwynedd, LL48 6LF.
Telephone: 01766 770274





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Approximate Gross Internal Area = 192.5 sq m / 2072 sq ft
Workshop = 43.6 sq m / 469 sq ft
Total = 236.1 sq m / 2541 sq ft



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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