



## Adwy Wynt, Bala LL23 7TW

### £530,000

Monopoly Buy Sell Rent are pleased to offer this fabulous 5-bedroom barn conversion which was converted in 2013 to a high standard, creating an idyllic family home with a breathtaking open plan lounge kitchen diner with floor-to-ceiling windows, spacious lounge with feature fireplace in addition to a fantastic glass fronted window with open staircase leading to the mezzanine floor. The bedrooms are all spacious with an ensuite with the Master. Located in the quiet village of Llanuwchllyn, the property occupies a substantial plot 1/2 a kilometer from Llyn Tegid with family walks from your doorstep.

The town of Bala lies 5 miles to the North East with a selection of amenities and outdoor activities, in addition there are fantastic views of the Arenig mountains. With air-source heating throughout.

Viewing Of The Property Is Highly Recommended!

- 5 Bedroom Barn Conversion
- Open Plan Living
- Fantastic Original Features Throughout
- Located In Snowdonia National Park
- Close To Amenities
- Freehold Property
- A Selection Of Outdoor Activities on Your Doorstep
- Council Tax Band G



## Entrance Hallway

4.76 x 2.80 (15'7" x 9'2")

Glazed double doors with floor-to-ceiling glazed panels on either side, offering lots of light into the tiled reception with a mezzanine floor above and an open staircase to mezzanine \ bedroom 5.

## Open Plan Lounge Kitchen Diner

7.29 x 5.82 (23'11" x 19'1")

The HUGE lounge, kitchen diner is astonishing with tiled flooring with underfloor heating running throughout with floor to ceiling double glazed windows along the gable end of the property with a beautiful well-appointed kitchen offering base and wall units in a pebble colour with integrated single oven, electric hob, fridge freezer with extractor hood and fan. There is a void for a dishwasher with a porcelain 1 1/2 sink with a mixer tap.

There is ample space for a family dining table as well as a roomy lounge area with feature double glazed inset windows and wall-mounted lighting.

## 2nd Lounge

6.87 x 5.13 (22'6" x 16'9")

The vast dial aspect 2nd lounge offers a feature brick fireplace with oak mantle and freestanding electric fire. There is ample space for an array of furniture along with a convenient space for a desk for those who need to work from home. The inset double-glazed windows allow natural light in addition to a floor-to-ceiling window.

## Utility

2.85 x 2.72 (9'4" x 8'11")

The large utility offers plumbing and voids for a washing machine and a dryer with work surface and base units for storage. The timber door leads to the rear of the property, as the room narrows there is footwear storage and access to the boiler room housing the tanks for the air source heat pump.

## Cloakroom

The well-appointed cloakroom offers a low flush WC with a pedestal sink

## Mezzanine Floor \ Bedroom 5

5.17 x 5.45 (16'11" x 17'10")

Located above the kitchen area, the mezzanine room has original oak features with space for a breakout family space or 5th bedroom.

## Master Bedroom

3.40 x 3.40 (11'1" x 11'1")

A carpeted double room with timber double-glazed window and featured original woodwork. The room offers ample space for bedroom furniture and boasts a sizeable ensuite.

## Ensuite

2.45 x 1.94 (8'0" x 6'4")

The well-equipped ensuite offers a large shower cubicle with tiled flooring and part-tiled walls. In addition, there is a low flush WC and sink with a vanity unit beneath.

## Bedroom 2

5.35 x 2.90 (17'6" x 9'6")

The enormous carpeted double bedroom overlooks the rear elevation with double glazed windows and copious amounts of space for additional furniture.

## Bedroom 3

5.41 x 2.86 max (17'8" x 9'4" max)

A carpeted double room with double-glazed windows overlooking the rear of the property and underfloor heating.

## Bedroom 4

4.27 x 2.68 (14'0" x 8'9")

A carpeted double room with underfloor heating and double-glazed windows to the rear.



## Family Bathroom

2.73 x 2.37 (8'11" x 7'9")

The family bathroom is part tiled and offers black tiles with a marbling effect with a four-piece suite including a full-size bath, shower cubicle, low flush WC, pedestal sink and a white laddered electric radiator.

## Outside Space

A substantial garden surrounds the property, with a chipped parking area for up to 6 vehicles. The grounds are predominantly laid to lawn with a timber store shed. Flagged footpaths lead to the front door and beyond to the rear patio area with low maintenance slate chipped area with existing planning permission to erect an office or home studio. The property is heated throughout by an air-source heat pump offering a modern heating solution to a fabulous barn conversion.

## Additional Information

The air source heat pump was fitted in 2021 and has been maintained by the current owners. The barn was converted in 2013 by an architect for his own use and no corners were cut in the work carried out throughout the property. The property offers mains water, waste and electricity. The planning permission for the external office can be found at the below link <https://planning.agileapplications.co.uk/snowdonia/application-details/18288>















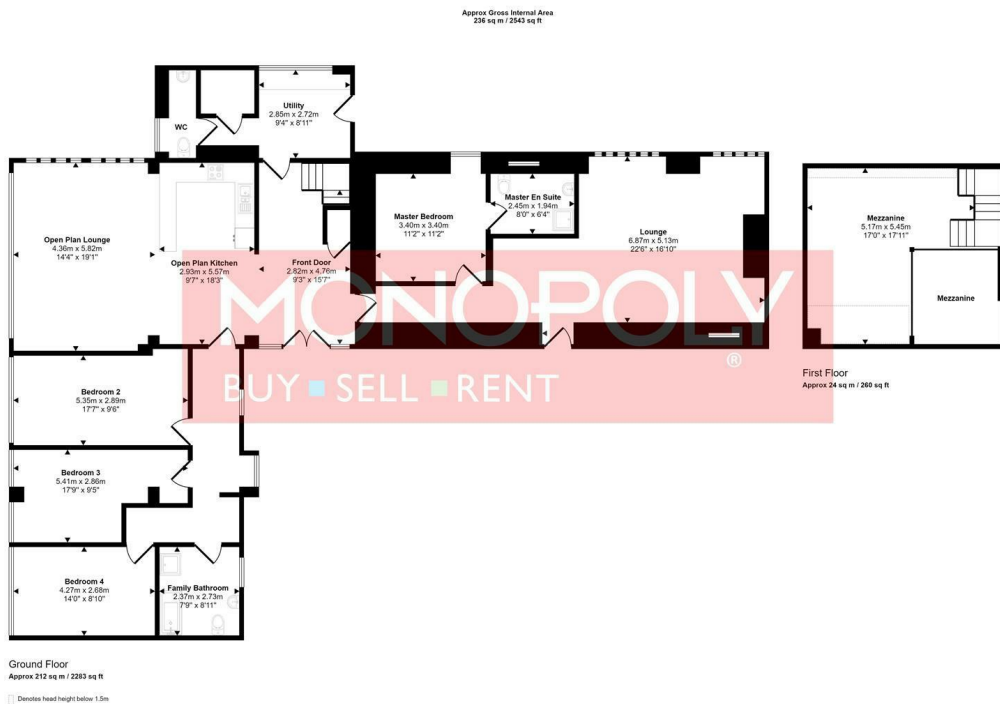












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

