

**CAPEL PENIEL
LLANEGRYN
LL36 9TY**

Price £265,000 Freehold

Energy Efficiency Rating		Current	Potential
<small>Only applicable to non-private rented properties</small>			
A	92-100		92
B	81-91		
C	69-80		
D	55-68	61	
E	39-54		
F	21-38		
G	1-20		
<small>For energy efficient - better building costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc.org.uk</small>			



Sympathetically renovated 3 bedroom attached chapel of character

Stunningly presented

Large open plan living area

Cloak room

Utility

Paved terrace with rural views

Bespoke insulated shed

This 3 bedroom former chapel is situated in the rural village of Llanegryn in the beautiful Dysynni valley and Snowdonia National Park. Sympathetically converted in 2016 retaining many original features and comprising entrance hallway, utility, cloakroom leading to the open plan living area with well fitted kitchen running along one wall plus 3 bedrooms and bathroom on the 1st floor. With oak flooring throughout the ground floor and electric heating including the benefit of Twin A Economy 7. Paved front terrace with the Llanegryn river running beyond, storage sheds with bin store and bespoke hand made larch shed with oak doors, fully insulated with slate roof.

Llanegryn is a small sought after village approximately four miles from the coastal town of Tywyn, and eight miles from the charming harbour village of Aberdovey which is renowned for its boating, fishing and 18 hole championship Golf Course. The village is surrounded by the famous Snowdonia National Park, an area of outstanding natural beauty. The village also has a new area primary school.

The property comprises composite original wood door to;

ENTRANCE HALL / UTILITY

Original wood window to side, oak floor, base units, wood block work top, stainless steel sink, plumbed for washing machine, consumer unit and meter located here, storage heater.

CLOAKROOM

Wc, compact sink, oak floor, extractor, heated towel rail.

Door to:

OPEN PLAN LIVING AREA 23'3 x 21'10 inc kitchen.

3 hardwood double glazed windows to side - original wood double doors with glazed panel and oak double glazed cathedral window to front, oak flooring, 2 storage heaters, Smeg wall mounted heater, under stairs cupboard.

KITCHEN

2 hardwood double glazed windows to side, oak floor, base units, wood block work top, stainless steel sink and drainer, integral fridge -dishwasher-microwave and AEG built in steam oven, induction hob with extractor over and stainless steel splash back, pull out recycling drawer.

Stairs to;

1st FLOOR GALLERIED LANDING

Glass balustrade overlooking the cathedral window open to living area below, access to loft with pull down ladder, hot water cylinder located here, laminate floor.

BEDROOM 1 15'4 x 9'4

Arch window to front, 2 velux to side, laminate floor, ledge and brace door made from the original floorboards.

BEDROOM 2 14'7 x 8'8

Arch window to front, 2 skylights to side, wall mounted heater, laminate floor.

BEDROOM 3 / DRESSING ROOM 10'5 x 8'3

Velux to side, laminate floor.

BATHROOM 9' x 8'3

Skylight to side, freestanding bath, slate tiled corner shower cubicle with large shower head, inset sink, extractor, vinyl floor.

OUTSIDE

Stone boundary wall with wrought iron railings and original double gate to slate paved terrace, storage shed and bin store, bespoke hand made Larch shed 9'3 x 5'6 with oak double doors and slate roof, pine floor, insulated walls and arch window overlooking the stream.

ASSESSMENTS Band D

TENURE This property is freehold.

SERVICES Mains water, electricity and main drainage are connected.

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.





