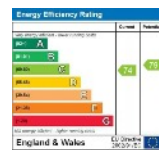


**CAPEL JERUSALEM  
ABERGYNOLWYN  
LL36 9YE**

**PRICE £475,000**



**Outstanding chapel conversion  
Converted in 2014  
Under floor heating, solar panels and air source heat pump  
4 en-suite double bedrooms**

This stunning former chapel, in the friendly village of Abergynolwyn, was converted in 2010-2014 by the current owners. The result is a clever combination of original features, including ornate ceilings and full height windows, that flood the property with light and all the conveniences of modern living. Solar panels and an air source heat pump power the under floor heating, which has 9 independently controlled zones. A ventilation and heat recovery system provides all the living spaces with fresh, filtered air. The windows are double glazed and an exceptionally high level of insulation ensures affordable comfort all year round. The chapel was re-roofed in 2019.

There is a fabulous open plan living space on the 1<sup>st</sup> floor with 4 en-suite double bedrooms on the ground floor. The vast loft space is partly boarded for storage. The front garden is fully enclosed, laid to lawn with mature shrubs and access both sides for shed and bike storage. Capel Jerusalem is a beautiful residential property, sold with no chain and the option to purchase all contents. There is also the option to purchase Jerusalem Vestry, to the rear; a 3 storey, 3 bed/bath property. There is unrestricted parking on the road and to the side. This property is registered as a principal residence.

Abergynolwyn is in the heart of the Snowdonia National Park and is surrounded by beautiful unspoilt countryside with many well known beauty spots nearby. The famous Talyllyn Railway, one of the oldest narrow gauge railways in the world runs from Abergynolwyn to the sea and sandy beaches of Tywyn just seven miles away. Bus services are available to Dolgellau, Barmouth, Aberdovey and Tywyn. There is a cafe in the village hall and the Railway Inn offers food and is the hub of the village being locally owned and run.

The property comprises original timber panelled door to;

#### **ENTRANCE HALL**

Tiled floor, windows to front and side, built in cupboard housing the electric meter.

Solid oak staircase to;

#### **OPEN PLAN LIVING AREA** 13m x 10m

Windows on 3 elevations, part commercial quality laminate flooring to kitchen / dining area, carpeted to lounge area, overhead projector, media tv wall with surround sound, electric wall mounted fire.

#### **KITCHEN AREA**

White gloss units and large island with granite work tops. Smeg dishwasher and 2 Smeg ovens (one with steam function, both with grills), integrated fridge freezer, wine fridge, induction hob, composite 1.5 sink and drainer, ceiling mounted extractor.

Off entrance hallway;

#### **UTILITY** 2.44 x 2.48

Original timber double doors to front, tiled floor, ceramic sink on tiled work top, plumbing for washing machine, Lapesa stainless steel domestic hot water and under floor heating buffer tank, controls for Veissman solar panels and Mitsubishi heat pump.

#### **CLOAKROOM**

Tiled floor, w c, vanity wash basin, built in cupboard housing consumer unit x 2.

Door to inner hall, the sauna is located here along with a built in single bed with storage under.

#### **BEDROOM 1** 4.20 x 3.18

Window to side, door to;

#### **EN-SUITE BATHROOM** 2.32 x 2.06

Window to side, wall mounted basin, w c, P shaped bath with shower over and screen, part tiled walls, heated towel rail, extractor.

#### **BEDROOM 2** 4.20 x 3.18

Window to side, door to;

#### **EN-SUITE SHOWER** 2.05 x 1.73

Wall mounted basin, tiled cubicle with shower head handset and overhead shower, extractor, w c, part tiled walls, heated towel rail.

#### **BEDROOM 3** 4.20 x 3.18

Window to side, door to;

#### **EN-SUITE SHOWER ROOM** 2.90 x 1.22

Window to side, wet room shower with shower head handset and overhead shower, wall mounted basin, w c, extractor, part tiled walls, heated towel rail.

#### **BEDROOM 4** 4.20 x 3.18

Window to side, door to;

#### **EN-SUITE SHOWER** 2.03 x 1.80

Wall mounted basin, w c, tiled corner shower cubicle with shower head handset and overhead shower, part tiled walls, extractor, heated towel rail.

#### **OUTSIDE FRONT**

Gated entrance to enclosed garden laid to lawn with paved patio, mature shrubs, built in bbq, gated access either side for storage, air source heat pump located here, external tap and power point.

#### **COUNCIL TAX** Band F

#### **SERVICES** Mains water, drainage and electric are connected.

**LEASEHOLD** with 840 years remaining (2025) no ground rent or maintenance fees.

#### **WHAT3WORDS**;abode.keen.adjusting

#### **Viewing by appointment only with:**

Welsh Property Services, Cambrian House, High Street, Tywyn. 01654 710 500, [info@welshpropertyservices.com](mailto:info@welshpropertyservices.com)

#### **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.







