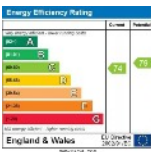


**CAPEL JERUSALEM
ABERGYNOLWYN
LL36 9YE**

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 striking, former chapel, in the friendly village of Abergynolwyn, offers an exciting opportunity to live in a contemporary home within a charming, historic building. The stunning, open plan living space and four double bedrooms (all en-suite) make Capel Jerusalem a fabulous family home, with plenty of space to escape city living, entertain and work from home. Original features include ornate ceilings and full height windows, which make the most of natural light and the fabulous forest and countryside views.

Underfloor heating, in every room, is powered by solar panels and an air source heat pump. A ventilation and heat recovery system maximises heating efficiency, and provides all the living spaces with fresh, filtered air. Double glazing and an exceptionally high level of insulation ensure affordable comfort all year round. The chapel was re-roofed in 2019.

The kitchen, dining & living space is on the 1st floor, with 4 en-suite double bedrooms and a sauna on the ground floor. The vast loft space is partly boarded. The walled front garden is laid to lawn with mature shrubs and access to both sides for storage. There is unrestricted parking to the front and side. Previously a lucrative holiday let, it is currently registered as a principal residence, sold with no chain and with the option to purchase all furniture. There is also the option to purchase Jerusalem Vestry, to the rear; a 3 storey, 3 bed/bath property.

Located in a UNESCO World Heritage Site, in Snowdonia National Park, Abergynolwyn is surrounded by beautiful unspoilt countryside. 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 popular Railway Inn is the hub of village life.

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 13 x 10

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

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