



Tom Parry

Ty Capel, Rhyd Ddu, LL54 6TF

£450,000

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Tom parry & Co are delighted to offer for sale this fantastic property, nestled in the picturesque village of Rhyd Ddu. This detached house offers a perfect blend of comfort and charm, set against the breath-taking backdrop of the Snowdon foothills. Spanning an impressive 1,755 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

With four well-appointed bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The two modern bathrooms ensure convenience for all residents, while the overall condition of the property is fantastic, allowing you to move in with ease and start enjoying your new home immediately.

Outside, there is parking available for a number of vehicles, at the front of a double garage with attached workshop and WC. The surrounding area is renowned for its natural beauty, offering a wealth of outdoor activities, including hiking and exploring the stunning landscapes of Snowdonia National Park.

Our Ref: P1569

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with wood flooring

Breakfast Room

this light and airy room enjoys dual aspect windows; real wood flooring; stone inglenook with inset log burning stove; 'Stanley' range stove; radiator and under stair storage cupboard

Living Room

with stunning feature windows to three elevations, including large picture window enjoying views to Snowdon; French style doors to patio area; log burning stove set on raised slate mantle; radiator and real wood flooring

Kitchen

with a range of fitted wall and base units; stainless steel sink and drainer; space and plumbing for dishwasher; space for larger style fridge freezer; and wood effect vinyl flooring

Dining Room

with feature exposed stone wall with inset stone inglenook; views down the valley; wood flooring and radiator

Utility Room

with Belfast sink; under counter integrated fridge; space and plumbing for washing machine; door to rear

Shower Room

with tiled shower cubicle; pedestal wash basin and heated towel rail

WC

with low level WC and wall mounted wash basin

FIRST FLOOR

Landing

with windows enjoying fantastic views; access to loft and built in store cupboard

Bedroom 1

with fantastic views; carpet and radiator

Bedroom 2

with fantastic views; carpet and radiator

Bedroom 3

with carpet and radiator

Bedroom 4

with carpet and radiator

Bathroom

with panelled bath with central tap; pedestal wash basin; dual aspect windows; heated towel rail; airing cupboard and linen cupboard

Separate WC

with low level WC and wall mounted wash basin

EXTERNALLY

The property is accessed via a private gated driveway leading to the front of a large detached double garage with up and over door, attached workshop and WC.

At the sides the gardens are laid to lawn with a range of mature shrubs and plants with patio enjoying stunning views towards Snowdon. There property has a detached summer house and shed to the garden.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E. Currently used as a second home.

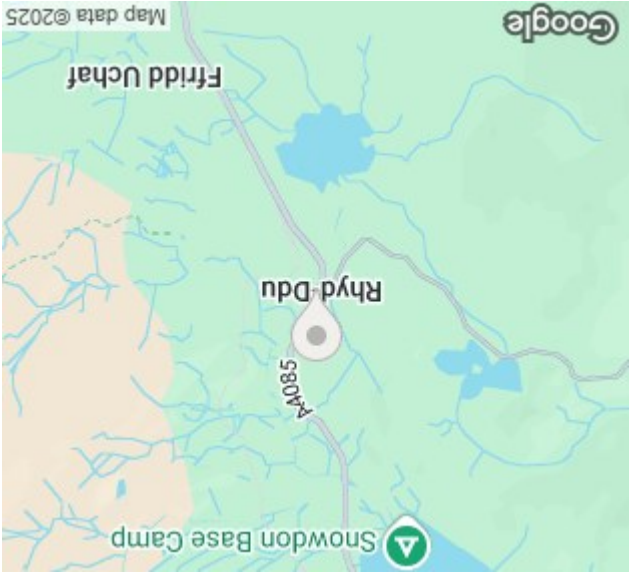
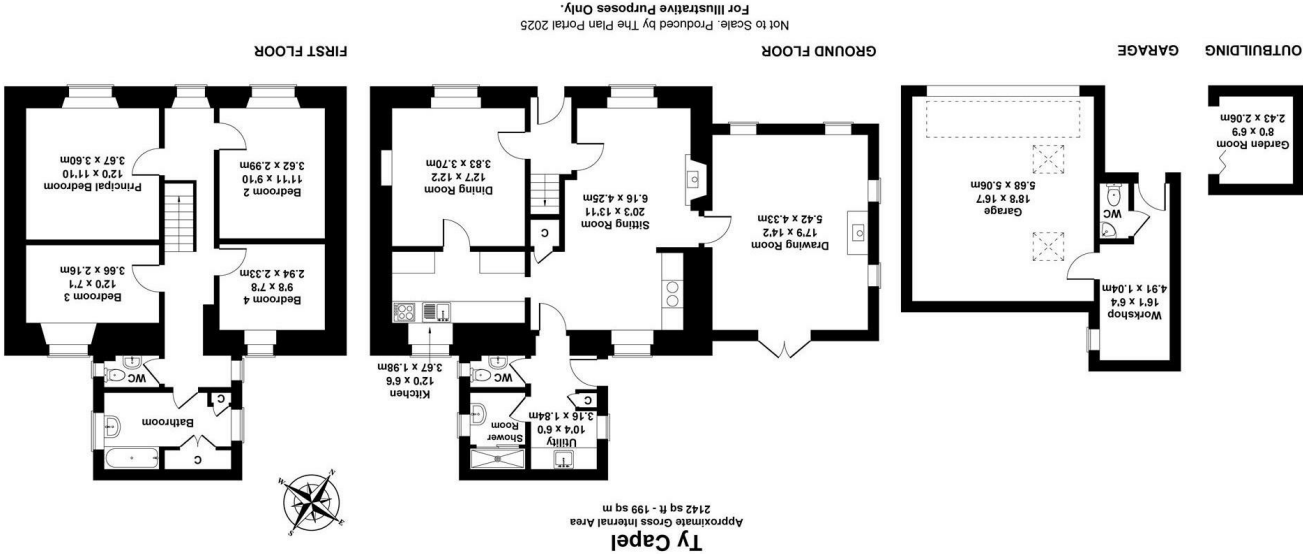






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Score	Energy rating	Current	Potential
92+	A	89 B	52 E
81-91	B		
69-80	C	52 E	52 E
55-68	D		
39-54	E		
21-38	F	52 E	52 E
1-20	G		