



**Tom Parry**

Capel Maentwrog Uchaf , Blaenau Ffestiniog, LL41 4EA

**£100,000**

## Capel Maentwrog Uchaf , Blaenau Ffestiniog, LL41 4EA

Tom Parry & Co are delighted to offer for sale this substantial detached Chapel with adjoining Cottage and Vestry occupying a prominent position opposite Edmwnd Prys School in the centre of the rural village of Gellilydan.

The cottage briefly comprises of a living room, dining room and kitchen to the ground floor, two bedrooms and a bathroom to the first floor and a spacious attic room to the second floor.

Please note the Chapel and Vestry are not residential.

The property is within walking distance of all local amenities and the nearby harbour town of Porthmadog is approximately 9 miles distance offering a wider range of shops and amenities.

**BF1370**

### ACCOMMODATION

(all measurements approximate)

### THE CHAPEL

#### Entrance Foyer

#### Chapel

12.21 x 9.06 (40'0" x 29'8")  
with fixed pews and pulpit and door to cottage

### THE COTTAGE

#### GROUND FLOOR

#### Hallway

with night storage heater and door to chapel

#### Living Room

3.26 x 2.86 (10'8" x 9'4")  
with open fireplace with tiled surround hearth and mantle

#### Dining Room

4.05 x 4.23 (13'3" x 13'10")  
with night storage heater; open fireplace and tiled surround hearth and mantle and under stair store cupboard

#### Kitchen

with fitted wall and base units; single drainer stainless steel sink and door to rear

#### FIRST FLOOR

#### Landing

with night storage heater

#### Bedroom 1 (rear)

3.06 x 4.55 (10'0" x 14'11")  
with cupboard housing hot water cylinder and immersion fitted

#### Bedroom 2 (front)

2.62 x 4.35 (8'7" x 14'3")

#### Bathroom

with shower; low level WC and pedestal wash hand basin

#### SECOND FLOOR

#### Attic

4.46 x 4.62 (14'7" x 15'1")  
with roof light

### THE VESTRY

#### Entrance Porch

#### Vestry

5.29 x 7.35 (17'4" x 24'1")  
with sink base unit

### EXTERNALLY

There is a low level stone wall with iron railings running along the full length of the property with iron gates leading to each of the chapel, cottage and vestry.

There are small paved areas to the front of each.

There is a timber framed corrugated metal clad shed to the rear of the cottage. There is a small garden/courtyard to the side of the vestry along with a stone built shed with a corrugated asbestos cement roof.

### SERVICES

Mains Water, Electricity and Drainage (assumed)

### MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band 'C'

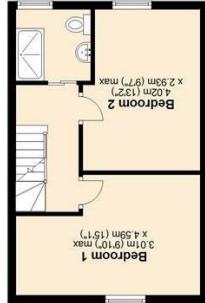




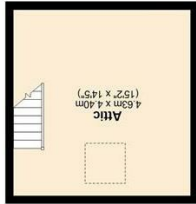


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Standard ware and kitchen fittings are representative only and approximate to actual shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under license from William Horne's Energy Assessments. All rights reserved. Plan produced using PlanIt.



First Floor House



Second Floor House



Ground Floor

Score	Energy rating	Current	Potential
92+	A	86 B	42 E
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

