



**Tom Parry**

Cae Banc Llanuwchllyn, Bala, LL23 7TT  
Offers in the region of £400,000



## Cae Banc Llanuwchllyn, Bala, LL23 7TT

A modern and spacious detached bungalow situated in a pleasant village centre location and within close proximity to local amenities such as bus services, village hall, primary school, garage and village pub/shop. The bungalow was built in 2006 to the Vendor's specific and exacting requirements, and a particular attractive feature is the quality kitchen/dining room, as well as the large well-lit rooms which include four double bedrooms, one of which has an en-suite. In addition to the living accommodation there is a bespoke studio/workshop which can easily be adapted to provide further accommodation. Outside there is ample off-road car parking, with attractive lawns and a productive vegetable garden. The property is well maintained and internal viewing is highly recommended in order to fully appreciate its attributes.

Byngalo ar wahân mewn mangre ddefnyddol yng nghanol pentref ac yn gyfleus i'r holl gyfleusterau megis y gwasanaeth bws, y neuadd bentref, ysgol gynradd, garej a'r dafarn leol/siop. Codwyd yr bynglo yn 2006 i ofynion penodol a manwl y gwerthwr, a nodwedd ddeniadol arbennig yw y gegin/ystafell fwyta o safon, yn ogystal â'r ystafelloedd eang sydd wedu ei goleuo'n dda, ac sydd yn cynnwys pedair ystafell wely dwbl, ac un ohonynt gyda en-suite. Yn ogystal â'r llety byw mae stiwdio/gweithdy pwrpasol y gellir ei addasu'n hawdd i ehangu yr ardal fyw ymhellach. Y tu allan mae digonedd o le parcio oddi ar y ffordd, gyda lawntiau deniadol a gardd llysiau gynhyrchiol. Mae'r eiddo wedi ei gwyflwyno yn dda ac yn deilwng iawn o gael ei archwilio'n fewnol.

### **Mynedfa/Cyntedd - Entrance/Hallway**

gyda un rheiddiadur ac ystafell cadw cotiau.  
with one radiator, and cloakroom.

### **Ty Bach - Toilet**

gyda thoiled a basn golchi dwylo; un rheiddiadur.  
with wc and wash hand basin and one radiator.

### **Lofa - Lounge**

**6.72m x 4.72m**

gyda agwedd driphlyg; lle tân o garreg gyda stôf aml-danwydd; un rheiddiadur.  
with triple aspect; stone built fireplace housing the multi-fuel stove; one radiator.

### **Cegin/Ystafell Fwyta - Kitchen/Dining Room**

**7.33m x 4.49m (24'0" x 14'8")**

gyda agwedd ddeuol; uned ganolog gyda sinc a thap dwr oer a phoeth a chwprdd gyda arwynebedd gweithio; chypyrddau wal ac unedau cegin gyda arwynebedd gweithio gan gynnwys stôf a hob a chwfl echdynu; llawr teils; dau reiddiadur ac drws gwydr allan i'r cefn.

dual aspect; central island unit with base cupboards and hot and cold sink with worktop; further wall and base units with worktops and incorporating stove, hob and cooker hood; tiled floor; two radiators and glazed door out to rear.

### **Ystafell Aml-Bwrpas - Utility Room**

**4.49m x 2.86m (14'8" x 9'4")**

gyda uned sinc dwr oer a phoeth ac wedi ei blymio ar gyfer peiriant golchi, cypyrddau wal a silffoedd wedi ei ffitio; drws allan i'r cefn.

with hot and cold sink unit and plumbing for automatic washing machine; wall cupboards with fitted shelving and worktop; door out to rear.

### **Ystafell Wely 1/Swyddfa - Bedroom 1/Office**

**4.03m x 3.25m (13'2" x 10'7")**

gyda un rheiddiadur a dau uned golau wal.  
with one radiator and two wall lights.

### **Ystafell Wely 2 - Bedroom 2**

**4.48m x 3.62m (14'8" x 11'10")**

gyda rheiddiadur a wardrob wedi ei ffitio; dau uned golau wal.  
with fitted wardrobe; one radiator and two wall lights.

### **Ystafell Wely 3/Stydi - Bedroom 3/Study**

**3.62m x 3.10m (11'10" x 10'2")**

gyda un rheiddiadur.  
with one radiator.

### **Ystafell Wely 4 - Bedroom 4**

**4.46m x 4.05m (14'7" x 13'3")**

gyda wardrob wedi ei ffitio; dau reiddiadur; Ystafell Gawod En-Suite gyda uned cawod, basn ymolchi a thoiled; dau reiddiadur a chwprdd cynnes.

with fitted wardrobe; two radiators; En-suite Shower Room with shower cubicle, wash hand basin and wc; two radiators and Airing Cupboard.

### **Ystafell Ymolchi - Bathroom**

gyda baddon, uned cawod, basn ymolchi a thoiled; teils i ran o'r waliau; un rheiddiadur.

with bath, shower unit, wash hand basin and wc; partly tiled walls; one radiator.

### **Stiwdio/Gweithdy - Studio/Workshop**

**10.35m x 4.46m (33'11" x 14'7")**

gyda agwedd driphlyg; pedwar rheiddiadur; uned sinc dwr oer a phoeth; nenfwd panelog a ffenestr Velux; drws gwydr allan.

with triple aspect; four radiators; hot and cold sink unit; panelled ceiling with Velux window; glazed door out.

### **Storfa - Store Room**

gyda silffoedd wedi ei ffitio a tanc dwr poeth; mynedfa i'r gofod to sydd wedi ei fordio.

with fitted shelving and hot water tank; access to boarded roof space.

### **Y TU ALLAN - OUTSIDE:**

Dref i'r ffrynt gyda digonedd o le i barcio. Gardd lawnt gyda llwyni, borderi blodau a gwelyau llysiau wedi eu codi; ty gwydr, sied ardd a storfa goed.

Driveway with ample car parking space to front. Lawned gardens with flower borders and shrubbery, raised vegetable beds; greenhouse; garden shed and wood store.

### **GWASANAETHAU - SERVICES:**

Trydan, dwr a charthffosiaeth cyhoeddus. Gwres canolog olew. Mains water, electricity and drainage. Oil fired central heating.

### **AWRDURDOD LLEOL - LOCAL AUTHORITY:**

Cyngor Gwynedd, Swyddfeydd y Cyngor, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Ffôn: 01766 771000. Band Treth Cyngor: F Parc Cenedlaethol Eryri, Penrhyndeudraeth, Gwynedd, LL48 6LF. Ffôn: 01766 770274

Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Council Tax Band: F Parc Cenedlaethol Eryri, Penrhyndeudraeth, Gwynedd, LL48 6LF. Telephone: 01766 770274







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Approximate Gross Internal Area = 192.5 sq m / 2072 sq ft  
 Workshop = 43.6 sq m / 469 sq ft  
 Total = 236.1 sq m / 2541 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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