



Tom Parry

Cae Cynddelw, Llandderfel, Bala, LL23 7PY

£360,000

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A traditional stone built cottage situated in an idyllic and unspoilt countryside location, commanding open views over the village and surrounding countryside. This cottage has not come onto the market for 60 years and is well worth an internal inspection. The cottage has been modernized to some extent, whilst keeping much of it's original character. The ground floor accommodation is of an open plan arrangement. To the outside there is a private driveway leading down to the cottage with a pleasant mature garden and patio area, which takes maximum advantage of its superb location.

Our Ref :- B796

ACCOMMODATION:

The accommodation comprises the following. All measurements are approximate.

GROUND FLOOR:

Entrance/Hallway:

Leading into:

Open Plan Lounge and Kitchen

24'2" x 18'7" (7.38 x 5.68)

Impressive inglenook fireplace housing a woodburning stove. Exposed ceiling beams. Hot and cold stainless steel sink and base cupboards, integrated electric oven and hob. Partial tiled wall, stone flooring and wood flooring. 3 panel radiators. UPVC double glazed windows.

Conservatory

11'10" x 8'8" (3.61 x 2.65)

With spectacular views

FIRST FLOOR

Landing Area

Bedroom 1

14'2" x 8'5" (4.32 x 2.57)

with panelled radiator and shelved recess.

Bedroom 2

10'2" x 7'3" (3.10 x 2.22)

with panelled radiator.

Bedroom 3

13'6" x 7'4" (4.14 x 2.24)

with panelled radiator.

Bathroom

with shower cubicle, wc, wash hand basin and heated towel rail.

OUTSIDE:

Good sized garden surrounding the property, leading down to lawns with mature trees and shrubs. Flagged patio seating area with BBQ stand.

SERVICES

Mains electric. Private water and drainage.

LOCAL AUTHORITY:

MATERIAL INFORMATION:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Council Tax Band - Currently paying business rates. Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

Council Tax - Currently paying business rates.

Tenure - Freehold

Off street parking

VIEWING

By appointment with the selling agent.





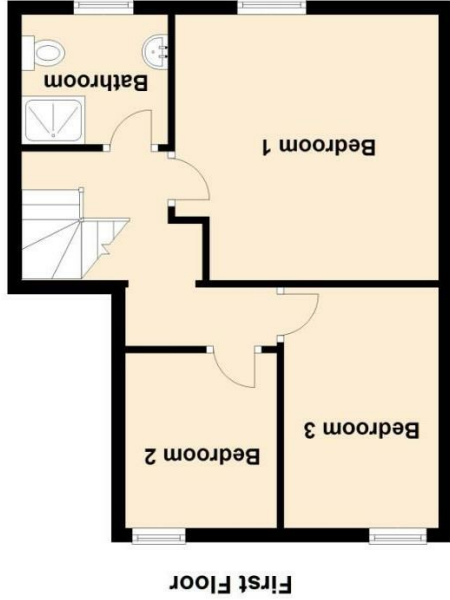


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working ability.

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

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

