



Tom Parry

Ceunant Uchaf, Rhyduchaf, Bala, LL23 7SE

Offers in the region of £285,000

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A detached former farmhouse, outbuildings and land occupying a rural setting on the outskirts of the village of Rhyd-uchaf and 3 miles from the market town of Bala. It is approached off a minor council roadway over a private track for a distance of some 400 yards.

The original part of the property is constructed of random stone walls, with a masonry side extension all under a pitched and slated roof. It has the benefit of an oil fired central heating system but it is in need of refurbishment and modernization.

There is a substantial stone and slate outbuilding, partly used as a studio and store room, with lean-to garage. Former Pigsty. Lean-to brick store room. Sizeable overgrown curtilage.

The land extends to 6 acres or thereabouts with the river Aber Bleuddyn bisecting and forming part of its Southern boundary.

Our Ref:- B809

ACCOMMODATION

GROUND FLOOR

Front Entrance Porch

Leading into:-

Dining Area

22'11" x 7'1" (7.00 x 2.18)

with quarried tile flooring, 1 radiator. Including wc.

Living Room

15'2" x 10'10" (4.64 x 3.31)

With multi-fuel stove set on a slate hearth in a large inglenook, 2 built-in side cupboards, exposed ceiling beams and radiator

Kitchen/ Breakfast Room

24'10" x 7'6" (7.59 x 2.29)

With 1.5 bowl single drainer sink unit, bespoke base units with worktop over, fitted shelving, exposed ceiling beams, radiator and door to rear. Trianco oil fired boiler.

Lounge

20'5" x 19'4" (6.24 x 5.90)

With sliding patio doors to front, exposed stone walls, 2 radiators and 2 Velux roof lights.

FIRST FLOOR

Landing

With partly galleried with Velux roof lights.

Bedroom 1

15'4" x 13'0" (4.69 x 3.97)

With radiator

Bedroom 2

14'6" x 8'10" (4.43 x 2.71)

With radiator. Dual aspect . Velux window.

Bedroom 3

11'1" x 7'4" (3.39 x 2.24)

With radiator and fitted bedroom furniture

Store Room

With Velux roof light

Bathroom

3-piece suite, comprising panelled bath, low level WC and pedestal wash hand basin, 1 radiator. Airing cupboard, cylinder immersion heater.

OUTSIDE

Substantial stone and slate outbuilding partly used as a studio and store room, with lean-to garage. Former Pigsty. Lean-to brick store room. Oil Tank. Sizeable overgrown curtilage.

SERVICES

Mains electricity, private drainage and water supply.

THE LAND

The land extends to 6 acres or thereabouts with the river Aber Bleuddyn bisecting and forming part of its Southern boundary. Inspection showed the land sloping from North to South towards the river being bracken infested.

LOCAL AUTHORITY

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

Council Tax: Band: E

Freehold and with vacant possession.

VIEWING

Strictly by appointment with selling agent.







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

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.

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



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		91 B

