



# Tom Parry

Manhyfryd, Cefnddwysarn, Bala, LL23 7HE  
Offers in the region of £495,000

## Manhyfryd , Cefnddwysarn, Bala, LL23 7HE

Welcome to this stunning property located in the picturesque village of Cefn Ddwysarn, Bala. This immaculately presented house boasts a large reception room, study, conservatory, 4 bedrooms, which includes an ensuite with the larger bedroom and 1 bathroom, providing ample space for comfortable living.

As you step inside, you'll be greeted by the charm of the original features that add character to this beautiful home.. The open plan kitchen and large lounge provide a spacious and inviting atmosphere for entertaining guests or simply unwinding with your family.

One of the highlights of this property is the large garden spanning 2 acres of land, offering plenty of outdoor space to enjoy the peaceful surroundings. With ample parking space available, convenience is at your doorstep.

If you are looking for a tranquil haven with a touch of elegance, this property in Cefn Ddwysarn is the perfect choice. Don't miss the opportunity to make this charming house your new home.

**Our Ref :-B793**

### ACCOMMODATION

The accommodation comprises the following. All measurements are approximate.

### GROUND FLOOR:

#### Entrance Porch

opening to the:

#### Open Plan Kitchen/Living Room

16'10" x 18'10" (5.14 x 5.76)

Hot and cold Stainless steel sink. matching range with wall and base units incorporating 'Flavel' oven with built in hob. Plumbing for automatic washing machine. 3 radiators and downlights.

#### Inner Lobby

with 1 radiator.

#### Lounge

22'2" x 20'5" (6.77 x 6.24)

L shaped impressive inglenook with woodburning stove, stone hearth, exposed beams. 2 Radiators.

#### Study/Office

22'5" x 10'6" (6.85 x 3.21)

Including WC and washbasin.

#### Conservatory

15'6" x 11'7" (4.74 x 3.54)

With wall panel heating.

### FIRST FLOOR

#### Landing Area

Landing area on two level's . With Airing cupboard/radiator and 1 radiator on landing.

#### Bedroom 1

21'5" x 10'4" (6.53 x 3.15)

With a triple aspect and velux window. Dressing room

with built in wardrobe. 1 radiator. En-suite luxury bathroom with corner bath, shower cubicle, wash hand basin, wc. Fully tiled walls with heated towel rails.

#### Bedroom 2

11'8" x 10'7" (3.56 x 3.24)

1 Radiator.

#### Bedroom 3

11'9" x 11'2" (3.60 x 3.42)

1 Radiator.

#### Bedroom 4

8'9" x 6'6" (2.69 x 2.00)

1 Radiator.

#### Bathroom

Family sized bathroom with paneled bath with shower, wc, vanity unit, partially tiled wall and 1 radiator.

### OUTSIDE

The land and grounds extend to 2 Acres or thereabouts with a generous sized garden surrounding the immediate curtilage. Ample car parking space. Attached garage and wc. Greenhouse and former pig sty.

### SERVICES

Mains water, electricity, septic tank drainage.

### LOCAL AUTHORITY

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

Council Tax - Band G

Tenure - Freehold

### VIEWING

By appointment only.



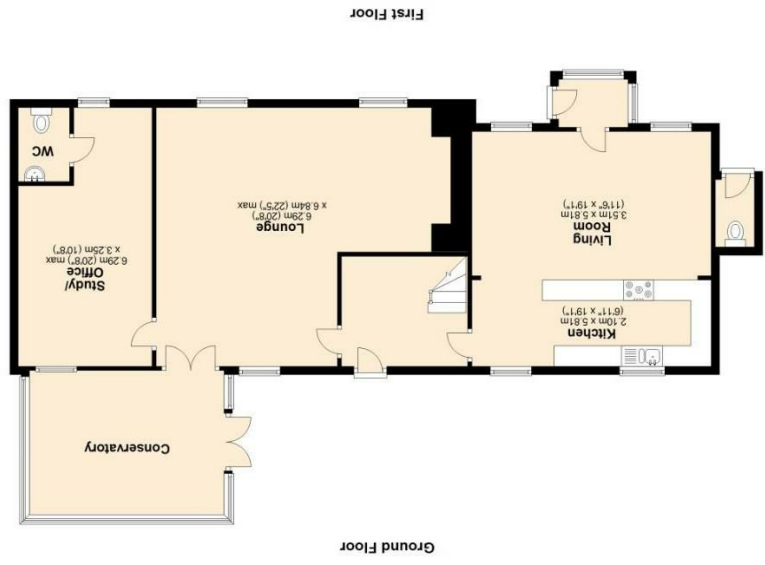
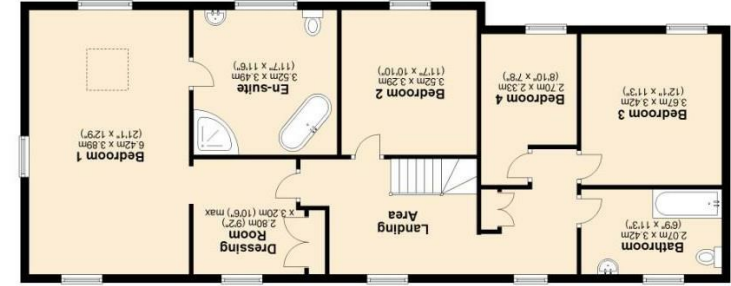




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floorplans for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Generated under license from William Miles Energy Assessments. All rights reserved. Plans produced using Planip.



Score	Energy rating	Potential
92+	A	77
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

