



**Tom Parry**

**Maes Gwyn, Llanuwchllyn, Bala, LL23 7UF**  
**Offers in the region of £370,000**



# Maes Gwyn Llanuwchllyn, Bala, LL23 7UF

Welcome to this charming detached house located in the picturesque village of Llanuwchllyn, Bala. This former farmhouse is a true gem, offering a perfect blend of history and modern living.

As you step inside, you are greeted by an inviting reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for the whole family to unwind and enjoy a peaceful night's sleep.

Situated in the countryside, you can wake up to breathtaking views every morning of the Aran mountains, with Bala Lake close to hand, making it a truly idyllic setting to call home.

One of the highlights of this property is the spacious garden, perfect for those with green fingers or families looking for outdoor space to play and relax in. Whether it's hosting a summer barbecue or simply enjoying a quiet cup of tea surrounded by nature, this garden offers endless possibilities.

Don't miss this opportunity to make this former farmhouse your family home. Embrace the tranquillity of countryside living while still being within reach of all the amenities you need. Book a viewing today and start envisioning the wonderful memories you could create in this delightful property.

The ACCOMMODATION comprises :-

## GROUND FLOOR:

### Lounge/Living Room

18'7" x 15'1" (5.68m x 4.60m )

with an impressive stone built fireplace housing the log burning stove; exposed ceiling beams; 3 radiators; 3 double wall lights stairway up to first floor.

### Dining Room

17'0" x 9'0" (5.19m x 2.75m)

with a dual aspect; 2 radiators; spotlights; patio doors out to front.

### Kitchen

12'7" x 6'5" (3.84m x 1.97m)

with hot and cold stainless steel sink ; matching wall and base units with laminated work tops; plumbing for automatic washing machine: fridge, 1 radiator.

### Bathroom

with panelled bath and shower unit, wash hand basin and wc; fully tiled walls; 1 radiator.

### Conservatory

8'1" x 6'10" (2.48m x 2.10m)

with access to rear.

## FIRST FLOOR:

### Landing

with 1 radiator.

### Bedroom 1

15'11" x 9'0" (4.86m x 2.76m )

with 1 radiator.

### Bedroom 2

11'9" x 8'5" (I-shaped) (3.59m x 2.59m (I-shaped))

with 1 radiator.

### Bedroom 3

15'0" x 8'3" (4.58m x 2.54m )

with Airing Cupboard housing the hot water cylinder fitted with immersion heater; 1 radiator.

## OUTSIDE:

A pleasant lawned garden to the front with mature trees and shrubs. Gravelled driveway with ample car parking space and car port. Attached Store Shed housing the oil fired central heating boiler and cold water storage tank.

Note: A public footpath runs to the front of the property, but is seldom used.

## SERVICES:

Mains electricity. Private water and drainage (mini treatment plant). Oil fired central heating.

## LOCAL AUTHORITY:

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











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

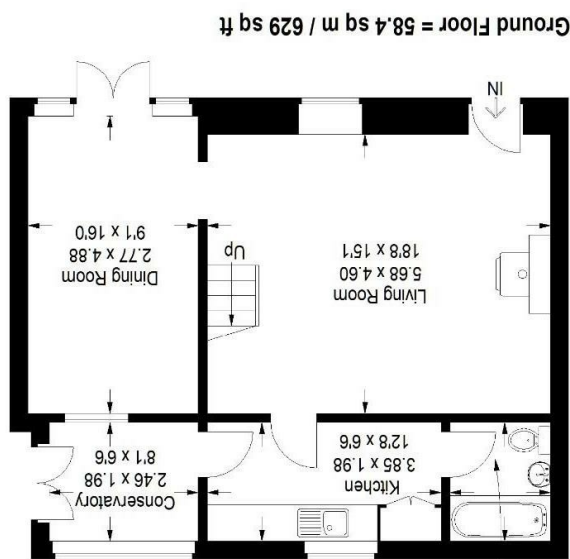
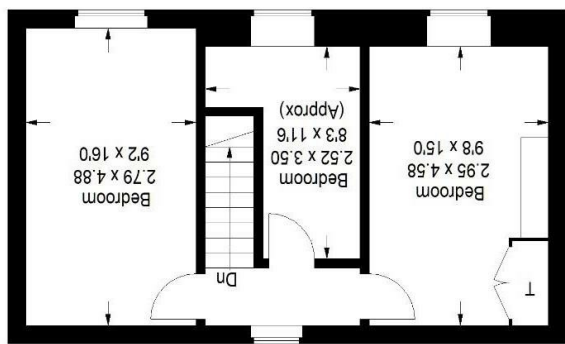
working ability.

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

| Energy Efficiency Rating   |         |
|--|---------|
| Potential  | Current |
| 99   | 37      |
| Very energy efficient - lower running costs<br>(92+) A<br>(81-91) B<br>(69-80) C<br>(56-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs |         |
| EU Directive 2002/91/EC<br>England & Wales   |         |



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



Approximate Gross Internal Area  
98.8 sq m / 1064 sq ft

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