



Tom Parry

Ty Capel Moelgarnedd, Bala, LL23 7YG

Offers in the region of £349,000

Ty Capel Moelgarnedd , Bala, LL23 7YG

Nestled in picturesque Llanycil, approximate 1 mile from the market town of Bala, this former converted chapel offers a unique opportunity to own a stunning family home in a rural setting. Boasting 2 reception rooms, kitchen, 3 bedrooms, and 1 bathroom, this detached house exudes charm and character.

The property has also 1 acre of pasture land, providing ample space for grazing or gardening and to enjoy the fresh country air. The property offers ample car parking space.

One of the standout features of this property is its breathtaking views of Bala Lake and the surrounding countryside. Imagine waking up to the serene beauty of the lake and ending your day with a spectacular sunset over the hills.

Whether you're looking for a peaceful retreat away from the hustle and bustle of city/town life or a charming family home with a touch of history, this property offers the best of both worlds. Don't miss out on the chance to make this unique property your own slice of countryside paradise.

Cyfle arbennig i berchen cartef braf mewn lleoliad arbenning - golygfa fendigedig o Lyn Tegid a chefn gwlad. Mae gan Ty Capel gegin, 2 lloffa, 3 llofft ac 1 ystafell folchi, gyda gardd a digon o le ar gyfer cerbydau. Hefyd, mae 1 acar o dir pori gyda posibilwydd i gadw ychydig o stoc neu hyd yn oed lleoliad i dyfu llysiau.

Our Ref :- B819

ACCOMODATION COMPRISES OF:- GROUND FLOOR

Basement /Outhouse with oil fired central heating boiler.

Lounge

20'11" x 14'9" (6.38 x 4.52)

with understairs cupboard, 2 radiators, pine panelling to 1 wall.

Kitchen / Living Room

17'7"x 11'10" (5.37x 3.63)

Multi fuel stove in recess, hot and cold stainless steel sink, matching wall and base units, plumbing for automatic washing machine. Dual aspect, 1 radiator, partially tiled walls and door out to rear porch.

Rear Utility Area

with 1 radiator and door out to rear.

FIRST FLOOR

Bedroom 1

15'9" x 10'5" (4.81 x 3.18)

with dual aspect, 1 radiator and built in cupboards.

Bedroom 2

11'1" x 10'5" (3.40 x 3.19)

with 1 radiator.

Bedroom 3

12'8" x 10'0" (3.87 x 3.06)

with 1 radiator, built in cupboard, airing cupboard housing the cylinder immersion heater.

Bathroom

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

OUTSIDE

with ample parking space, garden, log store and 1 acre of land.

MATERIAL INFORMATION

Services :- Mains electric, water (metered) and septic tank.

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

Tenure - Freehold

Public Footpath near property

Viewing :- Strictly by appointment via the selling agent





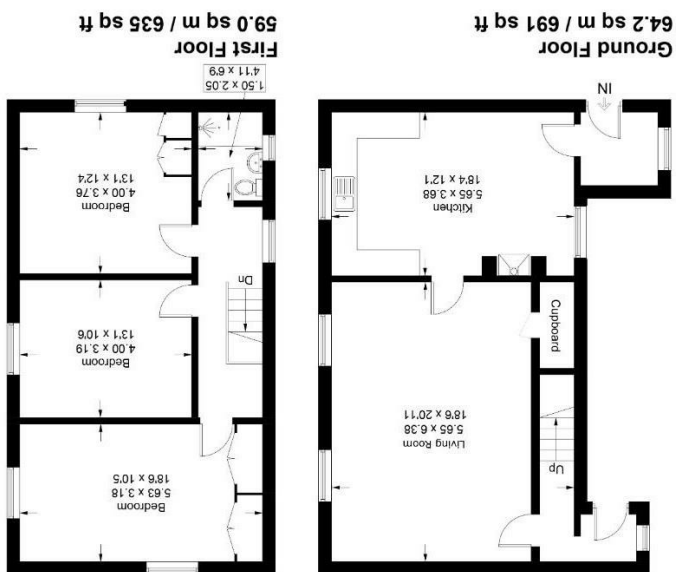


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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	33
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (39-54)
D (55-68)	D (55-68)



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 Approximate Gross Internal Area
 123.2 sq m / 1326 sq ft

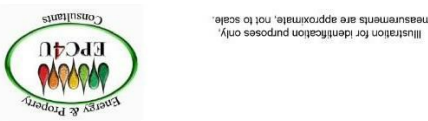


Illustration for identification purposes only. Measurements are approximate, not to scale.

First Floor
 59.0 sq m / 635 sq ft

Ground Floor
 64.2 sq m / 691 sq ft