Tom Parry

Ty'n Rhos, Llanycil, Bala, LL23 7YG

Offers in the region of £300,000

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A traditional stone built cottage occupying an unspoilt rural location approximately 3 miles from the market town of Bala and enjoying panoramic views of the surrounding countryside. The cottage, which has been in the same family for more than 40 years, is currently being run as a successful Airbnb. It has been sympathetically modernised whilst still retaining much of it's original character and charm. The area is a popular tourist destination with wonderful scenery and numerous outdoor activities on it's door step which includes sailing, white water rafting and canoeing, golf and mountain walking etc.

ACCOMMODATION
The accommodation comprises the following. All measurements are approximate.

GROUND FLOOR

Entrance Porch
With tiled flooring opening to the :-

Kitchen
12'7" x 11'5" (3.85 x 3.48)
Hot and cold stainless steel sink unit, laminated flooring, base cupboards with worktops, partially tiled walls and plumbing for automatic washing machine.

Lounge / Diner
18'0" x 11'10" (5.51 x 3.63)
Feature exposed fire place housing a multi fuel stove. Fitted shelving in recess. Night Storage unit. Dual aspect.

Bathroom
Panelled bath, wash hand basin and wc. Partially tiled wall. Wall heater, and heated towel rail. Airing cupboard with cylinder immersion heater.

FIRST FLOOR

Bedroom 1
18'11" x12'7" (5.78 x3.85)
Exposed beams, 1 radiator, Fitted store cupboards. Triple aspect.

Bedroom 2
13'0" x 9'4" (3.97 x 2.86)
Exposed beams. 1 Radiator.

Bedroom 3
9'4" x 7'7" (2.86 x 2.32)
Exposed beams. 1 radiator.

SERVICES
Mains electricity and water. Septic tank.

LOCAL AUTHORITY

MATERIAL INFORMATION
Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

Council Tax - Currently paying business rates
Tenure - Freehold
Off street parking

OUTSIDE
Lean-to garage/store shed with concrete flooring. Grassed garden to the side and rear with mature trees.

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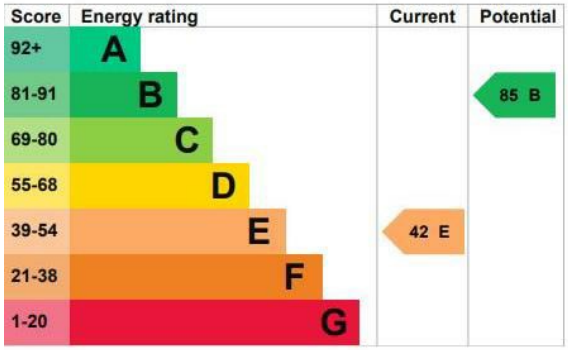

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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