



Tom Parry

Ty Cipar, Cwmtirmynach, Bala, LL23 7EB

Offers in the region of £375,000

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A beautifully appointed detached cottage which has been renovated and upgraded to present day standards, and standing in it's own landscaped grounds of approximate 0.6 of an acre. It enjoys far reaching views of the surrounding countryside extending to both the Aran and Arenig mountain ranges.

The impressive home had the benefit of detailed planning consent some years ago for a two storey extension, there is also a current planning consent for a large conservatory. Additionally, there is a useful range of outbuildings used for storage etc.

All windows are UPVC double glazed together with a propane gas fired central heating.

To the front of the house is a gravelled car parking space for several cars together with a separate vehicle access with a splayed access point to the rear.

The market town of Bala is 5 miles distance and is the centre for numerous outdoor pursuits and a prime tourist location.

Our Ref:- B806

ACCOMMODATION

A freehold property. The accommodation comprises of the following. All measurements are approximate.

GROUND FLOOR

Entrance hallway.

Kitchen / Breakfast

11'9" x 10'9" (3.60 x 3.28)

Fully fitted wall and base units incorporating Lamona oven, hob and hood. Hot and cold sink unit. Fitted dishwasher. Exposed stone fireplace housing the multi fuel stove. Exposed ceiling beams, 1 radiator, downlights, fitted shelving and cupboard in recess. Archway leading into conservatory.

Conservatory

11'7" x 8'6" (3.55 x 2.61)

Carpeted with 1 radiator. Door out to rear.

Rear Hallway

Leading to the utility room with plumbing for automatic washing machine. 1 radiator.

Bedroom 1

10'0" x 7'8" (3.05 x 2.36)

1 radiator. Built in wardrobe with sliding door.

Shower Room

With shower cubicle, vanity unit, wc, heated towel rail. 1 radiator

FIRST FLOOR

Bedroom 2

11'0" x 10'4" (3.36 x 3.17)

L-shaped. Velux window, 1 radiator, cupboard housing gas central heating boiler. Cast iron fire place.

Bathroom

14'1" x 8'0" (4.30 x 2.44)

With shower cubicle, vanity unit, wc, heated towel rail, downlights. Eaves storage cupboards.

OUTSIDE

An abundance of open space with sweeping lawns interspersed with mature trees and shrubbery. Well stocked borders, walkways and sheltered seating areas. The outbuildings comprises of a workshop garage joined to a store barn with 3 separate rooms, one of which houses the UV water filter system. Separate shed, greenhouse and log store.

SERVICES

Mains electricity. Private water. Septic tank drainage.

MATERIAL INFORMATION

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 D

Tenure - Freehold





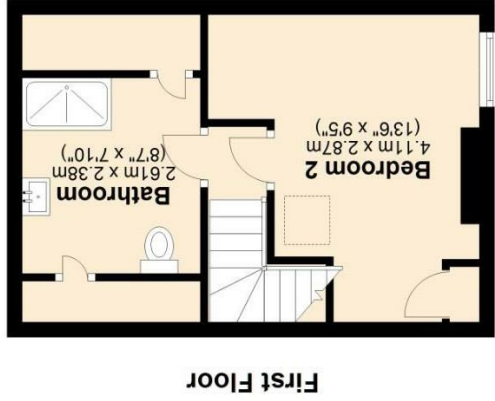
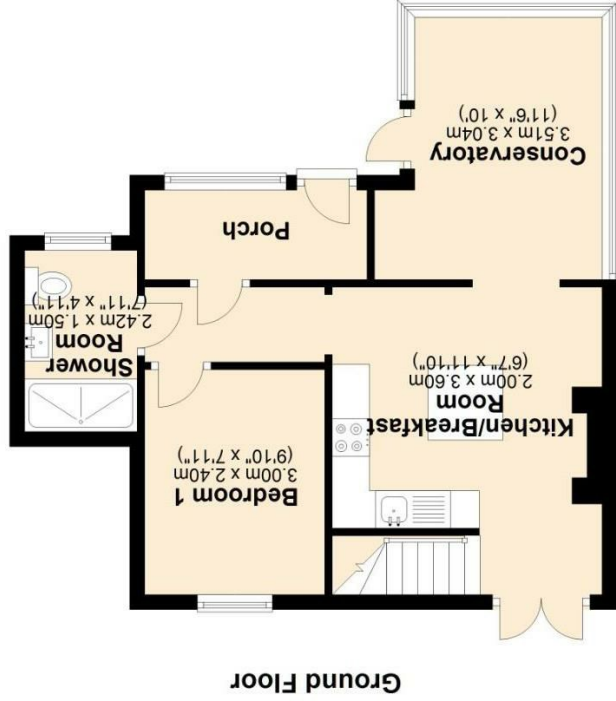


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working ability.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

