



Tom Parry

Rhydsarn Llanuwchllyn, Bala, LL23 7UF

Offers in the region of £365,000

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A traditional stone built former farmhouse in an unspoilt rural locality approximately 1.5 miles from the village of Llanuwchllyn, and located under the shadow of the Aran Benllyn Mountain and enjoys unrivalled panoramic views over the surrounding countryside. Some refurbishment works have been commenced which include new floorings with under floor heating together with brick fireplaces. The remainder of the works will be left to the buyers' discretion and the property offers ample scope for imaginative conversion and possible extension.

The useful grazing land extends to 9.75 acres or thereabouts and has a road frontage to both sides together with a running water supply.

The ACCOMMODATION comprises :- [all measurements are approximate]

GROUND FLOOR:

Front Entrance Porch

opening to the:

Hallway

serving:

Lounge/Living Room

5.25m x 4.90m (17'2" x 16'0")

with brick fireplace; exposed ceiling beams; under stairs store cupboard; under floor heating.

Kitchen/Diner

5.21m x 3.50m (17'1" x 11'5")

with dual aspect.

Morning Room

3.06m x 2.72m (10'0" x 8'11")

with oil fired central heating boiler; exposed ceiling beams; under floor heating.

Lean-to Porch and Stores Area

FIRST FLOOR:

Bedroom 1

5.49m x 3.97m (18'0" x 13'0")

Bedroom 2

3.58m x 3.03m (11'8" x 9'11")

Bedroom 3

2.54m x 2.34m (8'3" x 7'8")

Bathroom

LOWER GROUND FLOOR:

Cellar

3.41m x 2.89m (11'2" x 9'5")

with quarry tiled floor; exposed ceiling beams door out to rear.

Lean-to Storage/Utility Area and Fuel Store

OUTSIDE:

To the front and side of the house is a grassed garden area with oil storage tank together with a hard standing car park area.

Block Built Implement Shed [8.75m x 4.44m] with an adjoining car port/garage.

The land extends to 9.75 acres or thereabouts and is in four main enclosures of permanent pasture contained within a stock-proof fence, and has road frontage on both sides.

SERVICES:

Mains water and electricity. Private drainage. Oil fired central heating,.

LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.

Council Tax Band: D

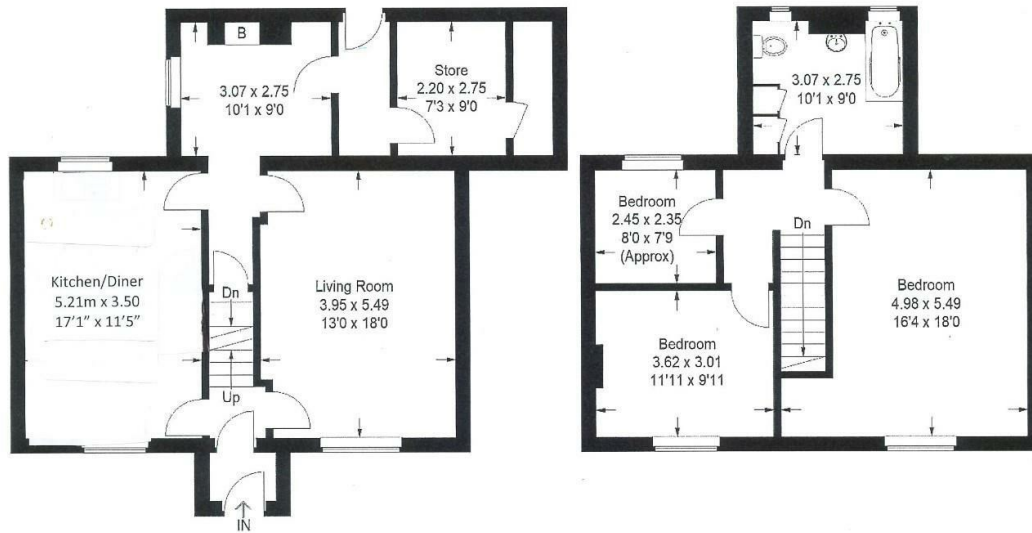
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274





Rhydsarn, Penial, Llanuwchllyn, Bala, LL237UF

Approximate Gross Internal Area
130.1 sq m / 1400 sq ft



Ground Floor = 72.7 sq m / 782 sq ft

First Floor = 57.4 sq m / 618 sq ft

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



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 30 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.



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