

FOR SALE

TWO SELF-CONTAINED HOLIDAY COTTAGES



LLWYNGWRIL GALLERY, LLWYNGWRIL, GWYNEDD LL37 2JQ

- Important local landmark currently configured as two self-contained holiday cottages
- Accessible wet room on ground floor
- Parking for 2 cars
- Sea views from first floor windows
- Sought after coastal village in Snowdonia National Park

LOCATION

The property is located in the charming coastal village of Llwyngwrl in the heart of the Snowdonia National park.

It fronts onto A493 within the 20mph zone.

The village benefits from a number of local facilities including village shop, church and public house, together with a number of public car parks and footpath access to the beach.

Larger towns such as Dolgellau, Tywyn and Aberdyfi are a short drive away along the coast road which offers stunning views.

The village also has the benefit of a railway station with regular services to Aberystwyth in the South and as far as Pwllheli in the North and a direct link back into Shrewsbury and Birmingham in the East.

DESCRIPTION

The property comprises a two-storey building with single storey extensions at the rear. It was originally built in 1831 and extended in 1923. It is an important building in the village and has been used for a variety of purposes including dance hall, meeting room/drill hall for the Home Guard. In more recent years it was used as an art gallery before being converted into holiday accommodation in 2012.

The work was carried out to a high standard with excellent levels of insulation and secondary glazing plus a “bio-mass” boiler.

The Gallery is thought to be constructed of brick or stone with rendered elevations under a pitched slate roof. The original decorative window frames have been retained to maintain the character of the building.

Currently operating as a holiday rental business but would be suitable for use as holiday or retirement home with income generating potential.

ACCOMMODATION

The property is currently configured as two self-contained holiday cottages.

MIHANGEL

Entrance lobby with understairs cupboard having plumbing for a domestic appliance, quarry tiled floor and further stores, radiator.

Original staircase leading to first floor Living Space 7.085m x 7.742m comprising kitchen area with range of fitted units built in oven and hob plus built in fridge and dishwasher. Belfast sink with mixer tap, extractor and conservation Velux window above the kitchen area. Two further large Velux style windows offering sea views, exposed beams and polished pine floor, ample space for separate seating area and dining area.

On the ground floor – Bedroom No. 1. 4.96m x 3.51m, two windows overlooking rear. En Suite Shower Room 1.914m x 2.108m pedestal wash hand basin, low flush w.c. and enclosed shower cubicle with Triton electric shower. Bedroom No. 2. 4.95m x 4.08m

incorporating separate Shower Room with pedestal wash hand basin, low flush w.c. and enclosed shower with Triton electric shower.

MYFANWY

Accessed separately from the rear leading into Hallway with quarry tiled floor. Boiler room housing bio-mass boiler with storage space for a ton of wood pellets. Fully fitted kitchen 4.413m x 3.156m having ceramic tiled floor, range of fitted cupboards with wooden block effect worktops, wall cupboards, built in oven with hob over, plumbing for domestic appliances.

L-Shaped Open Plan Living Space comprising Seating Area 3.686m x 4.77m with fireplace housing wood burning stove. Dining area 2.488m x 3.709m.

Rear Hallway giving access to stairs and ground floor Bedroom No. 1 4.568m x 3.71m incorporating ensuite Shower Room which has been designed as a “wet room” for disabled use having low flush w.c. pedestal wash hand basin and walk-in shower.

Stairs leading to First Floor Bedroom No. 2 7.746m x 4.669m with exposed pine floor, large Velux style window offering sea views, two feature windows overlooking the front, two double panel radiators and exposed beams. Bathroom with low flush w.c., pedestal wash hand basin, panelled spa bath with shower over and glass shower screen.

OUTSIDE

Parking for 2 vehicles with small garden area to the side. Seating area at the rear divided by low level picket fence and gate. Further gated access to the other side of the property and lockable storage area.

SERVICES

We understand that mains water, drainage and electricity are connected to the property. Heating for both properties is provided by a bio-mass boiler located in Myfanwy which serves under floor heating to the ground floor of the property and radiators on the first floor.

A Renewable Heat Incentive is payable to the owner by the Government for every KWh produces. This is transferable and can continue for up to 20 years after installation.

COUNCIL TAX/BUSINESS RATES

Both properties fall with Band D for Council Tax purposes

PLANNING

We are advised that the property has planning permission for use as self-contained holiday accommodation. Interested parties should make their own enquiries of the Local Planning Authority - Eryri National Park Authority 01766 770274 however there should be no difficulty in using the properties as permanent homes.

EPC RATING

The EPC rating is D 61, valid until 29 November 2031.

TENURE

Freehold vacant possession will be provided upon completion.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the sale.

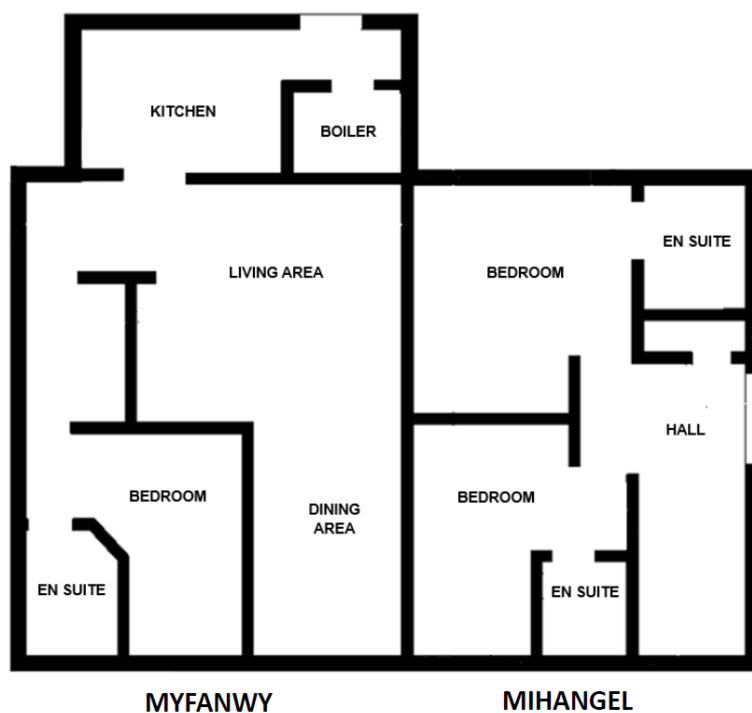
GUIDE PRICE

Offers in the region of £315,000.

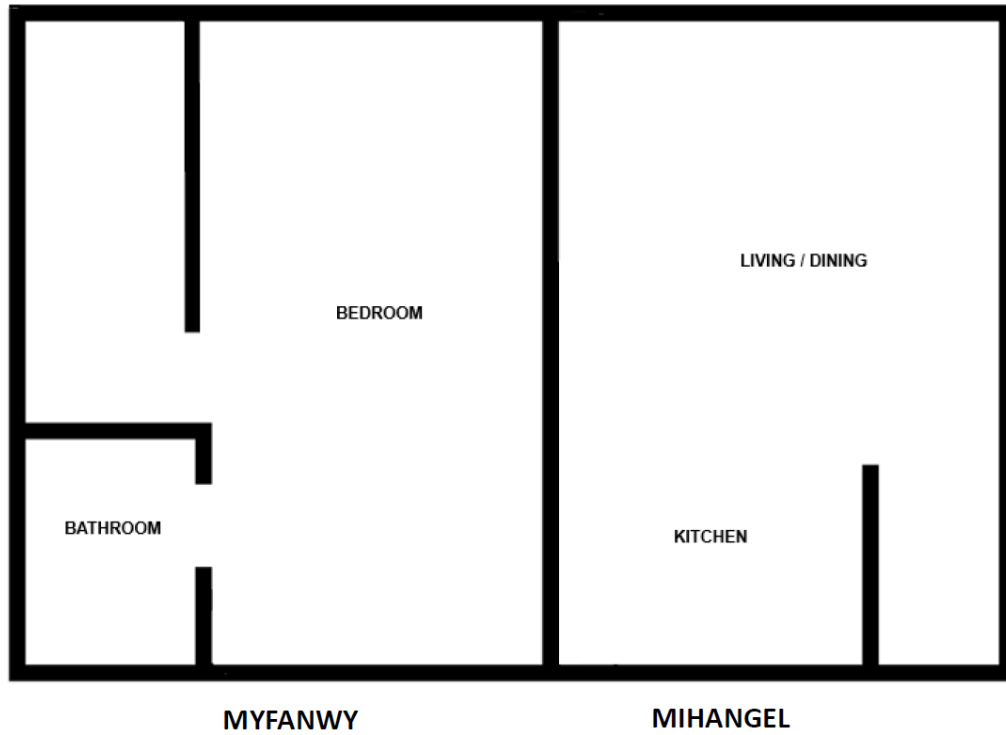
VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5607. Ask for Christopher Bywater chris@firstcity.co.uk or Chontell Buchanan chontell@firstcity.co.uk.

GROUND FLOOR (ILLUSTRATIVE ONLY)



FIRST FLOOR



VIEWS OF THE BEACH – A FEW MINUTES WALK FROM THE GALLERY



PHOTOGRAPHS

MIHANGEL



The First Floor Living Space Showing Kitchen Area



The First Floor Living Space Showing Seating Area



Alternative View of Kitchen Area on First Floor.



Alternative View of the First Floor Living Area



Alternative View of the First Floor Kitchen Area



Alternative View of the First Floor Living Area



Main Ground Floor Bedroom



Main Ground Floor Bedroom Ensuite



Second Ground Floor Bedroom



Second Ground Floor Bedroom Ensuite



Ground Floor Living Room



Ground Floor Living Room Alternative View



Kitchen



Kitchen Alternative View



Ground Floor Bedroom



Ground Floor "Easy Access" Ensuite



Ground Floor "Easy Access" Ensuite



First Floor Landing



First Floor Bedroom

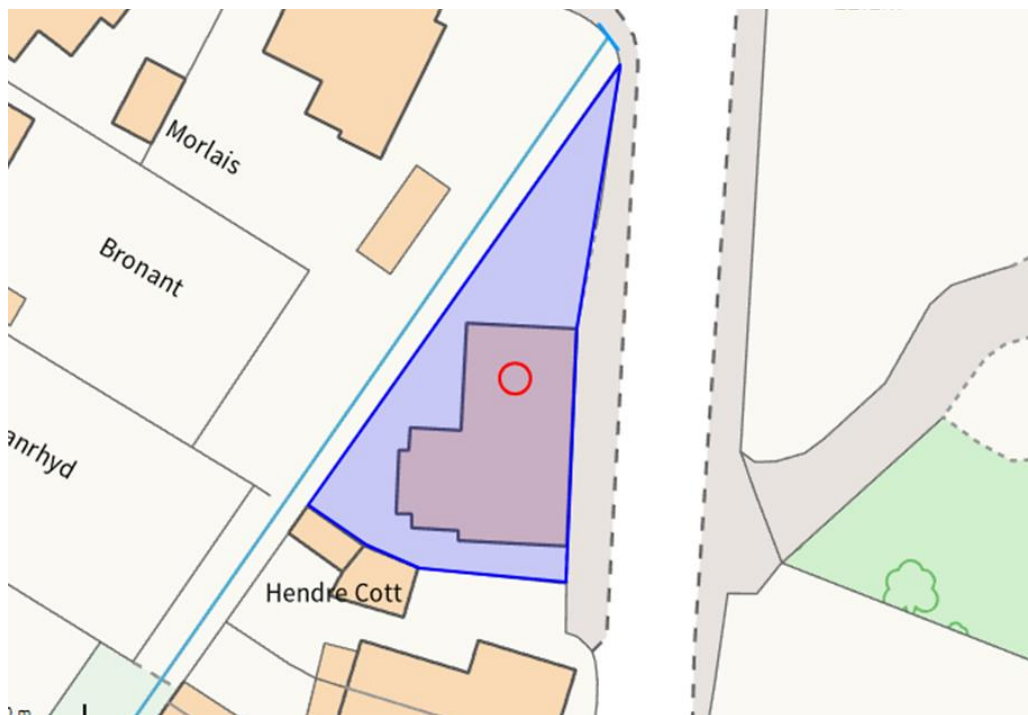


First Floor Bedroom Alternative View



First Floor Ensuite Bathroom

SITE PLAN



LOCATION PLAN



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: **01902 710999**

www.firstcity.co.uk

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