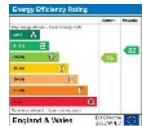


**JERUSALEM VESTRY
ABERGYNOLWYN
LL36 9YE**

PRICE £275,000



**Outstanding vestry conversion
Converted in 2011
Spacious open plan living area
3 en-suite double bedrooms
Fully enclosed paved patio garden area
Oil centrally heated**

This immaculately presented property, in a former chapel, was previously a vestry and the Sunday school for the friendly village of Abergynolwyn. Jerusalem Vestry offers contemporary open plan living, within this stunning and characterful conversion. Every room, including the landings are generously sized, with useful storage space on every floor. Full height windows make the most of natural light and views. The ground floor features a fitted kitchen dining space and lounge area with oak flooring. There is a separate utility and cloakroom. On the 2nd floor there are 2 large en-suite bedrooms. The upper floor is a fabulous guest/office suite, with a 3rd shower room. Oil central heating and a ventilation and heat recovery system maximise heating efficiency, and provide the living spaces with fresh, filtered air. Double glazing and an exceptionally high level of insulation ensure affordable comfort all year round. The property was re-roofed in 2019.

The walled paved courtyard, with BBQ, is perfect for outdoor entertaining and a secure area for pets. There is unrestricted parking to the side. Previously a lucrative holiday let, it is currently registered as a principal residence, sold with no chain. There is also the option to purchase Capel Jerusalem; a 2 storey, 4 bed/bath property.

Located in a UNESCO World Heritage Site, in Snowdonia National Park, Abergynolwyn is surrounded by beautiful unspoilt countryside. The famous Talyllyn Railway, one of the oldest narrow gauge railways in the world runs from Abergynolwyn to the sea and sandy beaches of Tywyn, just seven miles away. Bus services are available to Dolgellau, Barmouth, Aberdovey and Tywyn. There is a cafe in the village hall and the popular Railway Inn is the hub of village life.

The property comprises timber panelled door to:

ENTRANCE HALL

Tiled floor, windows to front and side.

UTILITY

2.10 x 2.00

Window to front plumbed for washing machine, tiled floor, ceramic sink, oil boiler and pressurized hot water cylinder, door to:

CLOAKROOM

Window to front, w c, compact basin, heated towel rail, extractor.

OPEN PLAN LIVING AREA

9.80 x 5.30 inc kitchen

Dual aspect windows, built in under stairs cupboard with hanging rail and light - consumer unit located here, a good range of kitchen cupboards, laminate work top, built in oven, ceramic hob and extractor over, integral fridge freezer, plumbed for dishwasher, stainless steel 1.5 sink and drainer, tiled floor. 2 steps up to lounge area with oak flooring.

Off entrance hallway stairs to;

1ST FLOOR LANDING

4.00 x 2.60

Under stairs cupboard.

BEDROOM 1

5.30 x 3.60

Full length window to side.

EN-SUITE BATHROOM

2.50 x 2.30

Full length window to side, tiled floor, part tiled walls, wash basin, w c, corner shower with shower head handset and overhead shower, extractor, heated towel rail.

BEDROOM 2

5.30 x 3.20

Full length window to side.

EN-SUITE

2.30 x 2.10

Full length window to side, bath with shower over and concertina screen, wash basin, w c, extractor, heated towel rail, tiled floor, part tiled walls.

Stairs to:

2ND FLOOR LANDING

Conservation roof light to side, original trusses and beams, this space would make a perfect home office.

SHOWER ROOM

2.2 x 2.10

Conservation roof light to side, wash basin, w c, shower cubicle, part tiled walls, tiled floor, heated towel rail, extractor.

BEDROOM 3

7.09 x 2.90

Conservation roof light x 2, under eaves access - heat exchange located here, quatrefoil window to side, original trusses and beams.

OUTSIDE FRONT

Gated entrance to enclosed paved patio, built in bbq, external tap, light, power point and oil tank.

COUNCIL TAX

Band E.

SERVICES Mains water, drainage and electric are connected.

LEASEHOLD with 840 years remaining (2025) no ground rent or maintenance fees.

WHAT3WORDS;lollipop.brush.pints

Viewing by appointment only with:

Welsh Property Services, Cambrian House, High Street, Tywyn. 01654 710 500, info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



