

**RHIWLAS  
LLANFIHANGEL Y PENNANT  
LL36 9TN**

**PRICE £420,000 FREEHOLD**



**A rare opportunity to purchase a detached picturesque property  
Located in an elevated, rural position with river frontage  
Set in over an acre in the Dysynni Valley, Eryri National Park  
Architecturally designed well-appointed dwelling, consisting of cottage through to barn containing a wealth of period features  
Uninterrupted panoramic views of Cader Idris and Castell y Bere**

Rhiwlas is a picturesque and charming property of character, situated at Pont Ystumanner, Llanfihangel y Pennant within Eryri National Park, and has uninterrupted and panoramic views of the Dysynni Valley, Castell y Bere and Cader Idris. Architecturally designed comprehensive renovation has sympathetically retained and enhanced a wealth of original features inside and out, including exposed beams and stonework, inglenook fireplace and bread oven, tongue and grooved boarded ceiling and slit windows, and has, at the same time provided modern amenities including oil fired underfloor and central heating and private water with full filtration and UV system. The living accommodation extends to 155 square metres over two floors.

The grounds extend to over one acre. Stone cobbles, granite setts and slate flagged areas with a wildflower meadow are located to the front of the property. To the east side is the old pigsty, now housing the upper water tank and filtration system, with light and consumer unit. The septic tank is situated to the front of the property, together with two sheds, a covered oil tank and a parking area. To the west side are outside lights, power point and tap, with slate steps and pathways leading to the rear.

Panoramic views of the whole valley are seen from the elevated garden to the rear which has fruit trees including wild plum and damson and the original 'Ty Bach', now a store with power and light. The south facing rear slate flagged sunken patio has lights and an external power point.

To the front, beyond the meadow and bordering the driveway, leads down to natural wooded wildlife habitats and the river frontage of the Dysynni, which provides private fishing for the property. The lower water tank is situated here, with power. A footpath and bridleway lead to Abergynolwyn and Bird Rock.

The property comprises timber panelled door to:

**KITCHEN / DINER** 4.85 x 4.72

Windows front and rear, slate flag flooring, original inglenook fireplace with cast iron grate and bread oven, freestanding solid beech units and work tops with ceramic sink and drainer, built in oven and extractor fan, induction hob with glass splash back, plumbing for dishwasher, door to:

**UTILITY** 3.94 x 1.82

2 Windows to side, laminate work top, stainless steel sink, base and wall units, shelves, plumbing for washing machine, space for tumble drier and fridge freezer, rubber tiled floor, open to:

**LOBBY**

Built in cupboards housing consumer unit and electric meter and water filter, Boulter oil boiler located here (serviced annually), loft access, timber door to front, recessed coat hanging area and shelf.

Off kitchen to:

**INTERNAL HALL**

Window to front.

**BATHROOM** 2.70 x 2.09

Window to rear, slate tiled floor, bath with shower head handset, w c, washbasin, extractor, part tiled walls.

**LOUNGE** 5.55 x 4.51

2 floor length windows to front, French doors to side with glazed side panels, exposed stone feature walls, built in cupboard, open stairs with glass panels to:

**FIRST FLOOR LANDING**

Skylight to front, exposed beams.

**BEDROOM 1** 4.78 x 4.56

Windows to front and rear, built in wardrobes with storage above and hidden office area, loft access.

**SHOWER ROOM** 2.65 x 1.52

Skylight to rear, wash basin, w c, tiled shower cubicle, extractor, rubber tiled floor.

**BED 2 / OFFICE** 4.48 x 2.74

Skylight to front and rear, steps down to glazed door to garden, exposed beams, double doors leading to:

**BEDROOM 3** 4.69 x 2.75

Skylights to front and rear, window to side gable end.

**COUNCIL TAX** Band D.

**SERVICES** Private water and drainage, mains electric are connected. Oil central heating.

**WHAT3WORDS;indulgent.upward.represent**

**Viewing by appointment only with;**

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

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