



Tom Parry

2 Afon Fechan, Cynllwyd Isaf, BALA, LL23 7DE
Offers in the region of £175,000

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Nestled in the tranquil countryside approximately one mile from the village of Llanuwchllyn, this charming semi-detached cottage offers a delightful blend of traditional character and modern comforts. Spanning 764 square feet, the property features two well-proportioned bedrooms and a welcoming reception room, perfect for relaxation or entertaining guests.

The cottage has been thoughtfully updated with new flooring, completely rewired, new oil fired central heating, new flue for the solid fuel stove and UPVC glazing, ensuring energy efficiency while preserving its original features that add to its rustic charm. The open views surrounding the property provide a picturesque backdrop, allowing you to fully appreciate the beauty of rural living.

With its traditional stone exterior and inviting interior, this semi-detached house is a perfect opportunity for first-time buyers or small families.

Please note Article 4 Directive applies - see material information tab on the sale particulars.

Our Ref:- B839

ACCOMMODATION:

The accommodation comprises of the following. All measurements are approximate.

GROUND FLOOR

Open Plan Living Space

17'8" x 14'8" (5.41 x 4.48)
with brick fireplace housing a solid fuel stove, tiled floor and 2 radiators, kitchen area with hot and cold Belfast sink, fitted base cupboards, plumbing for automatic washing machine, exposed ceiling beams. Door out to rear.

FIRST FLOOR

Bedroom 1

11'10" x 9'8" (3.63 x 2.96)
with 1 radiator, exposed ceiling beams, feature cast iron fireplace.

Bedroom 2

10'8" x 7'8" (3.26 x 2.35)
L-shaped and with 1 radiator.

Bathroom

with shower cubicle, wash hand basin and wc. Tiled floor, heated towel rail and Velux window.

OUTSIDE

Good sized grassed garden area to the rear, existing path down to disused WC. Lean-To workshop housing the oil fired central heating boiler.

MATERIAL INFORMATION

Services - Mains water and electricity. Septic tank drainage

New Oil fired central heating.

UPVC double glazing.

Has been completely rewired. New flooring. New flue for the solid fuel stove.

On road parking

Local Authority - Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

Council Tax Band - B

Tenure - Freehold

Rural location

Article 4 Directive
If you own a residential dwelling (which is a main home) within the Eryri National Park area and wish to change the use to a second home, short term holiday let or specific mixed use, you will be required to obtain planning permission from Eryri's National Park Authority before undertaking the change of use. If you own a dwelling that is already in use as a second home, short term holiday let or specific mixed uses (before 1 June 2025) the Article 4 Direction will not affect the current use.

Viewing - Strictly via selling agent.





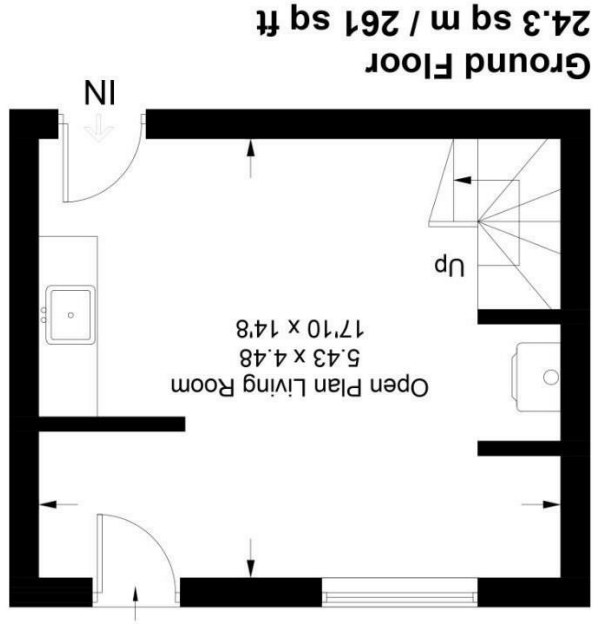
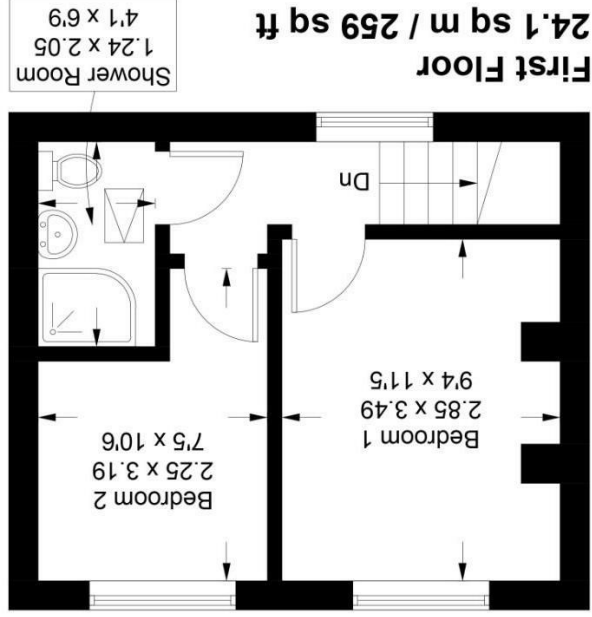


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



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



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Approximate Gross Internal Area
48.4 sq m / 520 sq ft



Energy Efficiency Rating	
Potential	Current
98	53
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs:	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	