



# Tom Parry

Ysgubor Glandwr Llanuwchllyn, Bala, LL23 7TW

Offers in the region of £475,000



## Ysgubor Glandwr Llanuwchllyn, Bala, LL23 7TW

Ysgubor Glandwr is a luxury barn conversion, that was fully refurbished approximately 8 years ago, in the village of Llanuwchllyn being approximately 5 miles from the market town of Bala, in the heart of the Snowdonia National Park. It enjoys scenic rural views extending to the Arenig Mountain and the area is famed for a host of outdoor activities and pastimes including mountain walking, yachting, canoeing, golfing and white water rafting.

The whole of the property has been fitted to the highest specifications with a wealth of communal space and double height living area a particular attractive feature. The whole of the ground floor is serviced by oil fired under floor heating.

Externally there is a generous sized garden surrounding the property together with ample car parking space and patio areas to enjoy the scenic views. Internal viewing is strongly recommended to appreciate all its attributes.

The ACCOMMODATION comprises of:-

### GROUND FLOOR:

#### Entrance Hallway/Utility Room

2.95m x 2.74m (9'8" x 8'11")

with timber work top and plumbing for automatic washing machine.

#### Boiler Room

housing the 'Worcester' oil fired central heating boiler.

#### Independent WC

with toilet and wash hand basin.

#### Reception Hall

with under stairs store cupboard and staircase up to first floor; double glazed door out to gardens.

#### Open Plan Kitchen/Diner/Sitting Area

7.66x 5.91m (25'1" x 19'4")

with high ceilings and exposed beams; under floor heating with tiled flooring.

#### Kitchen Area

with hot and cold enamel sink and matching wall and base units and incorporating 'Bosch' oven and hob with extractor fan, and fridge/freezer; breakfast bar; partly tiled walls; downlights.

#### Main Lounge

8.37m x 5.21m (27'5" x 17'1")

with feature brick fireplace housing the log effect electric fire; dual aspect; TV point.

#### Bedroom 1

3.46m x 3.42m (11'4" x 11'2")

with EN-SUITE BATHROOM with shower cubicle, vanity unit and wc; partly tiled walls.

#### Internal Hallway

serving:

#### Bedroom 2

5.46m x 2.90m (17'10" x 9'6")

#### Bedroom 3

4.20m x 2.98m (13'9" x 9'9")

#### Bedroom 4

4.50m x 2.82m (14'9" x 9'3")

#### Bathroom

with panelled bath, shower cubicle, wash hand basin and wc; partly tiled walls; heated towel rail; tiled flooring.

### FIRS FLOOR CROGLOFT:

#### Sitting Room/Bedroom 5

5.43m x 3.65m (17'9" x 11'11")

with an exposed A frame and fitted downlights.

### OUTSIDE:

A generous sized garden surrounds the property, which is laid down mainly to lawns with timber store shed. Gravelled and flagged patio areas with flower borders and ample car parking space.

### SERVICES:

Mains water, electricity and drainage. Oil fired under floor heating.

### LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Council Tax: Band 'G'.

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











their working ability.

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

