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**Yr Hen Neuadd (The Old Hall), Lon Y Wern, Tregarth LL57 4BA**  
**• £275,000**  
*A rare refurbishment opportunity with endless possibilities!*

- Church Hall, Partially Converted And Full Of Character
- Superbly Spacious with Oil Central Heating
- Expansive Living Space, Areas for Lounge, Dining, Kitchen & Study
- 3 Bedrooms With Potential For 4
- Family Sized Bathroom
- Original Timber, Arched Gothic Windows, & Plaster Walls
- Full Of Exciting Potential & Great Investment
- Parking For 3 Vehicles
- Garden Area To The Front, Side & Rear With Countryside Views
- A Rare Opportunity Indeed!



**bangor@dafyddhardy.co.uk | 01248 371212**  
156 High Street, Bangor, Gwynedd LL57 1NU

## Yr Hen Neuadd (The Old Hall), Lon Y Wern, Tregarth, Gwynedd LL57 4BA



### Description

Sometimes a property comes on the market that has that something special. Originally St Mary's Church Hall built in 1892 in the village of Tregarth, this building now offers a home to those looking for something rather different. From the front porch the wide front door opens to a simply magical space. Partially converted with loads of scope for someone who is seeking a project, the quintessential soul of the place is very much still intact. The building, arranged in the cruciform shape offers an impressive space with high apex ceilings, beams and a superb gothic arched window which allows light to flood the whole area. The property is heated throughout by oil central heating and there are 2 large decorative brick fireplaces, 1 of which houses a multifuel stove. The Living area has space for Lounge, Dining, Kitchen and Study Area with double doors which open onto a front patio area. There is also a fully plumbed Utility Room. Temporary stairs lead to the first floor gallery landing. The first floor currently accommodates potential for a large Master Suite and the Family Bathroom area. A spacious second bedroom with apex ceiling and rear aspect through large original windows also has 1st phase plumbing for an en suite bathroom. The large third bedroom also with original features has a front aspect. A versatile property which retains many of its original features such as the plaster work and windows and once known as a venue for many of the village activities now lies waiting for its potential as a magnificent home to be realised.

### Location

The village of Tregarth, built by Lord Penrhyn to house his workers lies in glorious countryside jut off the A5 London to Holyhead road which runs through the adjoining village of Bethesda on the edge of the spectacular Snowdonia National Park. Tregarth has a village pub, community centre, children's play park and primary school whilst a wider range of services and amenities can be found in the village of Bethesda, roughly 2 miles distant with the City of Bangor just a few miles away. This is the perfect location for those wanting a taste of rural life whilst being within reach of a host of amenities and attractions.

### Property Features

#### Porch

18' 6" x 8' 0" (5.66m x 2.46m)

#### Lounge/Diner

20' 2" x 26' 6" (6.16m x 8.10m) x 42'  
11" x 20' 4" (13.10m x 6.20m)

#### Master Suite/Family Bathroom

19' 8" x 25' 8" (6.00m x 7.83m)

#### Bedroom 2 – Rear Aspect

13' 4" x 15' 11" (4.07m x 4.86m)

#### Bedroom 3 – Front Aspect

19' 11" x 10' 7" (6.09m x 3.24m)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1772 SQ.FT.  
(164.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 1389 SQ.FT.  
(129.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 3170 SQ.FT. (294.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplan 02016

### Outside

To the front, rear and side there are meadow gardens and an elevated area for a potential terrace with views over Snowdonia. Off road parking to the side for 3 vehicles. The oil tank is housed in the rear garden and the septic tank to the side. There is a path to garden shed

### Directions

From Bangor, proceed towards Bethesda/Betws y Coed along the A5. On reaching the roundabout at Junction 11 of the A55, proceed straight over (for Betws y Coed) and at the next roundabout, take the second exit onto the A4244. Continue on this road for approximately ¾ mile turning left onto the B4409 for Tregarth. Just before the village, the main church will be seen on your left hand side, St Mary's Parish Church Hall, as it was formerly named, will be seen further on to the left at the junction of Lon Y Wern.

### Services

We are informed by the seller this property benefits from Mains Water and Electricity. Private Drainage.

### Heating

Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

### Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

### Energy Performance Certificate

**Yr Hen Neuadd, Lon y Wern, Tregarth, BANGOR, LL57 4BA**

Dwelling type:	Detached house	Reference number:	8576-7924-4510-0329-0996
Date of assessment:	11 April 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	11 April 2016	Total floor area:	248 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,627</b>
<b>Over 3 years you could save</b>	<b>£ 1,482</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 384 over 3 years	£ 387 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white;">                     You could save £ 1,482 over 3 years                 </div>
Heating	£ 5,571 over 3 years	£ 4,221 over 3 years	
Hot Water	£ 672 over 3 years	£ 537 over 3 years	
<b>Totals</b>	<b>£ 6,627</b>	<b>£ 5,145</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

<p style="font-size: x-small;">Vary energy efficient - lower running costs</p> <p style="font-size: x-small;">(92 plus) <b>A</b></p> <p style="font-size: x-small;">(81-91) <b>B</b></p> <p style="font-size: x-small;">(69-80) <b>C</b></p> <p style="font-size: x-small;">(55-68) <b>D</b></p> <p style="font-size: x-small;">(39-54) <b>E</b></p> <p style="font-size: x-small;">(21-38) <b>F</b></p> <p style="font-size: x-small;">(1-20) <b>G</b></p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Current</td> <td style="padding: 5px;">Potential</td> </tr> <tr> <td style="padding: 5px; text-align: center;">50</td> <td style="padding: 5px; text-align: center;">76</td> </tr> </table>	Current	Potential	50	76
Current	Potential				
50	76				

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Draught proofing	£80 - £120	£ 372	✔
2 Heating controls (room thermostat)	£350 - £450	£ 312	✔
3 Solar water heating	£4,000 - £6,000	£ 138	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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