FOR SALE

TWO SELF-CONTAINED HOLIDAY COTTAGES



LLWYNGWRIL GALLERY, LLWYNGWRIL, GWYNEDD LL37 2JQ

- Important local landmark currently configured as two self-contained holiday cottages
- Accessible wet room on ground floor
- Parking for 2 cars
- Sea views from first floor windows
- Sought after coastal village in Snowdonia National Park

LOCATION

The property, comprises of 2 very spacious houses. It is in the charming, sought after, coastal village of Llwyngwril, in the heart of the Snowdonia National Park. It lies on the scenic, coast road, (A493) between Tywyn and Dolgellau. The property is within the 20mph zone.

The village benefits from local facilities including: village shop, church and public house, a village hall (Y Ganolfan) and a regular bus service. Hendre Hall is also operational, during high season and weekends. There are small free public car parks around the village and a footpath access to the beach, both along the river (Afon Gwril) and by the Quakers Burial Ground, (a significantly historic location, close to the beach).

Larger towns such as Dolgellau, (10-11 miles) Tywyn (8 miles) and Aberdyfi (13 miles) are a short drive away along the coast road, which offers stunning views. The village is right on the coast, so the sea is in front, with the mountains rise behind it.

The village also has the benefit of an unmanned railway station which is a request stop, with regular services along the Cambrian Coast, to Aberystwyth in the South and as far as Pwllheli in the North and a direct link back into Shrewsbury and Birmingham in the East.

DESCRIPTION

The property comprises a two-storey building with a single storey extension at the rear. It was originally built in 1831 as a Church of England School. It was extended in 1923. It is an important building in the village and has been used for a variety of purposes after the school moved out, when it became The Church Room. It was used for dances, Brownie and Scout camps, wedding receptions, jumble sales, meeting room/drill hall for the Home Guard. In more recent years it was used as an art gallery/Art Centre, with a tearoom, before being converted into holiday accommodation in 2012, which is the current use. The conversion was carried out to a high standard with excellent levels of
Insulation and secondary glazing plus a “bio-mass” boiler.

The Gallery is thought to be constructed of brick or stone with rendered elevations under a pitched slate roof. The original Gothic arched, decorative window frames have been retained to maintain the character of the building.

Whilst the building is currently operating as a holiday rental business, there are other possibilities for its use. The property remains registered as a holiday lets, but if a purchaser were to wish to use it as residential, there is no obligation to obtain Planning Permission to re-register and use it as Residential, one simply has to notify the National Park and the local Council. It could also be viewed as a residence with an annexe, for elderly relatives, or youngsters.

Also, one house could be residential, and the other one could be rented out, either as a holiday let or as a longer term let, as an income generating potential. Alternatively, it could continue as a holiday letting business. Had it been registered as residential, and a purchaser wished to run it as holiday lets, with current rules, the process of applying for planning permission, would be needed, for that purpose. It is this way, to present more options to the next owner, keeping all options open for them, and minimise the need for those costs and saving time.

ACCOMMODATION

The property is currently configured as two self-contained holiday houses.

MIHANGEL

Accessed through the Gothic Arched double doors. An inner half glazed door**, leads to the Entrance lobby** with alcove/storage area to the right and the electric consumer unit is housed in here.

Through the fire door on the left, is the **original staircase**, with understairs cupboard having plumbing for a washing machine. The floor is quarry tiled and there is a radiator. The staircase passes a gothic arched window on the left, which looks onto the parking area and garden and leads to the open-plan first floor **Living Space** 7.085m x 7.742m. There is a 'wired-in' smoke alarm, which also has a battery as back up. This floor comprises a spacious **kitchen area** with a range of fitted units built in oven and hob, plus built in fridge and dishwasher, a Belfast sink with mixer-tap and extractor fan above the cooking area. There is a window, in each of the kitchen alcoves (there are two), which are the tops of the Gothic arched windows along the pavement side of the building, with secondary toughened glazing. There is a conservation Velux window above the kitchen area. An island separates the kitchen area, from the **Living/Dining space**, which provides a breakfast bar, with a radiator along the kitchen side. In the gable end of the property beside the radiator is a gothic arched window, with frosted glass and secondary glazing.

There are two further large Velux windows, offering sea views and the tops of a further two gothic arched windows opposite the positions of the similar windows in the kitchen. Above these windows is a built-in shelf. There is a Drayton wireless thermostat, for the zone of upstairs heating (radiators).

The original exposed beams and sloping roof provide character and the pine floor, (which was originally on the ground floor, was carefully lifted, preserved and re-installed to create a new first floor level throughout the building). There is also ample space for a separate seating area and dining area. The heating upstairs is by radiators, which are along both the gable end wall and on the dividing wall, between the two houses, (as well as the one along the breakfast bar).

On the ground floor, is a 'wired-in' smoke alarm, which also has a battery as back up, leading from the entrance lobby are doors, to the right:

Bedroom No 1: 4.96m x 3.51m, with two windows overlooking rear, which are secondary glazed. There is an **En-Suite Shower Room** 1.914m x 2.108m, a pedestal wash-hand basin, with wired-in lit mirror with shaver point, above the wash basin, low flush w.c. and enclosed shower cubicle with Triton electric shower, a wall mounted, ladder-style electric heated towel rail. A Gothic arched and secondary glazed window, with frosted glass and an LED ceiling bathroom light. This room is where the Broadband enters the building, within the window space in the corner, beside the dividing wall between the two houses. This serves both houses, but a second router would be able to be introduced in the other house with no problem, if required.

To the left:
Bedroom No. 2. 4.95m x 4.08m There is the bottom half of the Gothic arched window with secondary glazing, looking over the pavement. There is a separate **En-Suite Shower Room** benefitting from a wall mounted, ladder style, electric heated towel rail, with pedestal wash-hand basin, with wired-in lit mirror above the wash basin, low flush w.c. and enclosed shower with Triton electric shower. The bottom half of the gothic arched window, on the

pavement side of the building provides ample light, but here is also an LED bathroom ceiling light.

The downstairs flooring progresses from quarry tiles in the lobby to polished sandstone slabs, into the bedrooms and bathrooms with zoned underfloor heating, with Drayton wireless room thermostats in each bedroom.

MYFANWY

This house is accessed separately from the rear, via the iron gate to the side of the building close to the Mill-race. The **Entrance Hallway** with quarry tiled floor. The **Boiler room** leads off this entrance hallway, through a half glazed door, housing bio-mass boiler with storage space for a ton of 8mm compressed wood pellets. The room benefits from an obligatory wired-in Heat Sensor and smoke alarm. The controls for the heating system are housed here also, which can also be operated/monitored remotely, on a Wiser/Drayton wireless system, on a smartphone. There is also a window, with frosted glass.

Leading off from the entrance hall through a lockable wooden door, is a fully fitted **kitchen** 4.413m x 3.156m having polished sandstone slabs, (throughout the downstairs), with underfloor heating. A range of fitted cupboards with wooden block effect worktops, wall cupboards, built in oven with hob over, extractor fan and plumbing for under counter dishwasher and washing machine and a Belfast sink.

The L-shaped living area (all open plan from the kitchen**),** comprising **Seating Area:** 3.686m x 4.77m with fireplace housing wood burning stove (an obligatory carbon monoxide detector is wall mounted, in the corner of the living area). and a small window, through to the boiler room, for some borrowed light. There are electric wall lights, which are dimmable. Controls for dimmable wall lights and ceiling lights in dining area are in the living area.
Dining area: 2.488m x 3.709m. There is a Drayton thermostat for the heating in that zone, on the wall in the dining area. There are sunken ceiling lights, which are dimmable.

A door from this space, leads to **the Rear Hallway** which houses the wall cupboard with the electricity meter (Smart) and the consumer unit. There is a fire-escape door, in the corner, which leads onto the side alleyway, between the building and the boundary fence. The hallway is spacious with under the stairs storage space, and clothes hanging rail. The hallway gives access to the **ground floor Bedroom**, **which is ACCESSIBLE for disabled**. 4.568m x 3.71m, incorporating **ensuite Wet Room** which benefits from all required grab-rails, for use in the shower, and for using the toilet (low flush disabled w.c), pedestal hand-wash basin and walk-in shower, with glass screen between the toilet and shower. A Drayton thermostat is on the wall in the bedroom, for that zone.

The stairs lead from the hallway to a landing which is currently used as a peaceful and well-lit reading area, with a bannister railing around the stairwell. A door leads to the very spacious **First Floor Bedroom**: 7.746m x 4.669m with exposed pine floor, large Velux style window offering sea views, the top half of two feature windows overlooking the front, and a further velux window (conservation-style). There are two double panel radiators, one at either end of this large room. Exposed beams add character. A Drayton thermostat, for the radiators in that zone, is present. **The Bathroom** has a **light tunnel**, which provides some daylight from much higher in the roof, into a room with no outside window and a high window to the landing to bring light into the bathroom. The bathroom benefits from a panelled **whirlpool, spa d-shaped bath** with shower over and curved glass shower screen. The power switch for the whirlpool bath is in the corner of the bedroom, on the dividing wall, to the bathroom. A shelf runs along the full length of the room alongside the bath and a further tiled shelf is alongside the wall with the pedestal hand wash basin and low flush toilet. There is a wall mounted ladder style towel rail radiator and also a smaller radiator on the wall.

OUTSIDE

Parking for 2 vehicles with a **small garden** area to the side at the front. An iron gate leads to the **outdoor seating area at the rear**, which is divided by a low-level picket fence and gate. Further gated access to the other side of the property and lockable storage area and shed. There is also a wooden, lockable gate from the area by the shed, leading to the alleyway between the building and the Boundary with the neighbouring property (Hendre Cottage). This alleyway belongs to this property. It is a space where the bins can be kept, unobtrusively.

Each house has its own designated outside space away from the road, for the purposes of holiday lets. The boundary stone wall, which runs all along the length of the building follows the historic Mill-Race, (man -made) which powered the village mills at one time, which is the other side of the wall, (i.e. the mill race is not part of this property.)

SERVICES

We understand that metered mains water, mains drainage and electricity are connected to the property. Heating for both properties is provided by a bio-mass boiler located in Myfanwy which serves under floor heating to the ground floor of the property and radiators on the first floor. A Renewable Heat Incentive is payable quarterly to the owner, by the Government for every KWh produced by the system. This is transferable and can continue for up to 20 years after installation.

COUNCIL TAX/BUSINESS RATES

Both properties fall with Band D for Council Tax purposes

PLANNING

We are advised that the property has planning permission for use as self-contained holiday accommodation. Interested parties should make their own enquiries of the Local Planning Authority - Eryri National Park Authority 01766 770274 however there should be no difficulty in using the properties as permanent homes. No planning is required to go from holiday-letting to residential, but to go the other way, from residential to holiday letting, definitely requires planning, so all options are open here, giving potential owners great flexibility.

EPC RATING

The EPC raring is D 61, valid until 29 November 2031.

TENURE

Freehold vacant possession will be provided upon completion.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the sale.

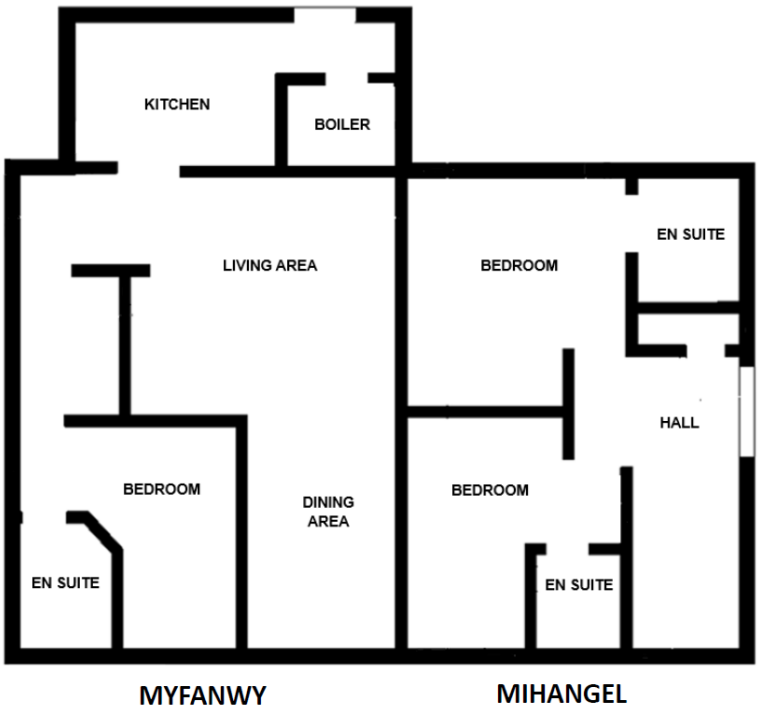
GUIDE PRICE

Offers in the region of £315,000.

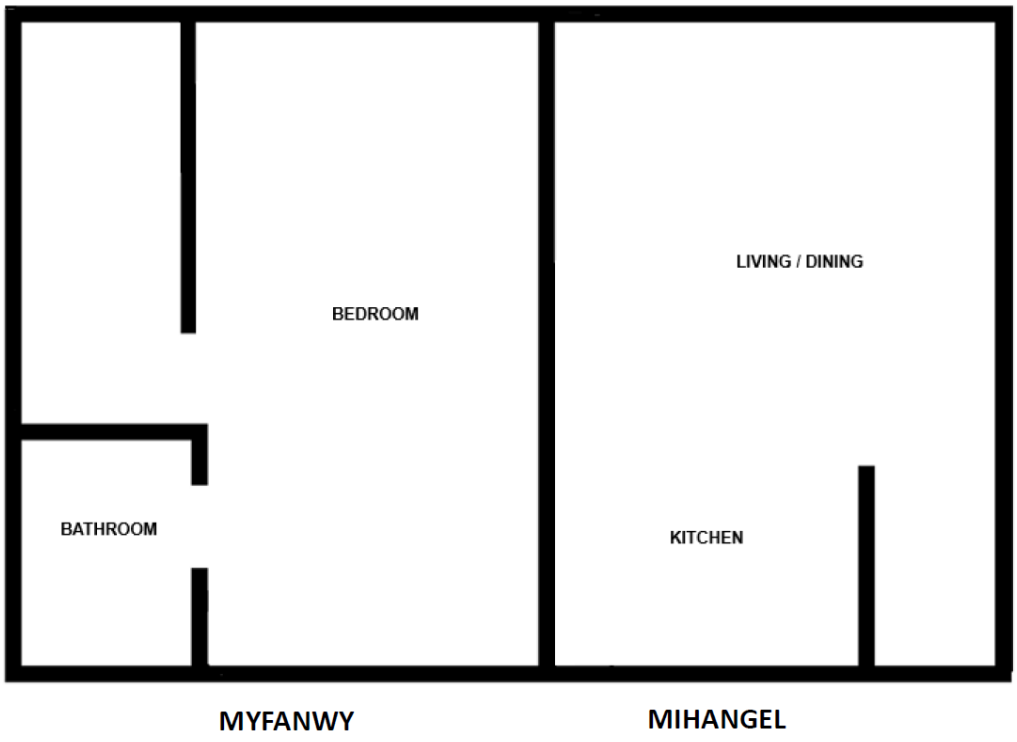
VIEWINGS

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5607. Ask for Christopher Bywater chris@firstcity.co.uk or Chontell Buchanan chontell@firstcity.co.uk.

GROUND FLOOR (ILLUSTRATIVE ONLY)



FIRST FLOOR



VIEWS OF THE BEACH – A FEW MINUTES WALK FROM THE GALLERY





PHOTOGRAPHS

MIHANGEL



The First Floor Living Space Showing Kitchen Area



The First Floor Living Space Showing Seating Area



Alternative View of Kitchen Area on First Floor.



Alternative View of the First Floor Living Area



Alternative View of the First Floor Kitchen Area



Alternative View of the First Floor Living Area



Main Ground Floor Bedroom



Main Ground Floor Bedroom Ensuite



Second Ground Floor Bedroom



Second Ground Floor Bedroom Ensuite

MYFANWY



Ground Floor Living Room



Ground Floor Living Room Alternative View



Kitchen



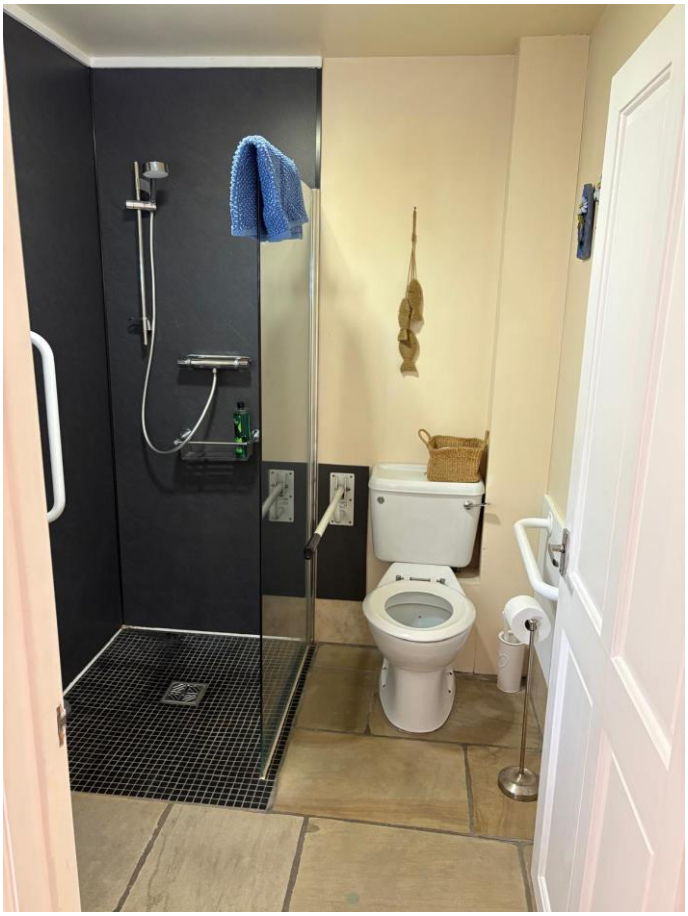
Kitchen Alternative View



Ground Floor Bedroom



Ground Floor “Easy Access” Ensuite



Ground Floor “Easy Access” Ensuite



First Floor Landing



First Floor Bedroom

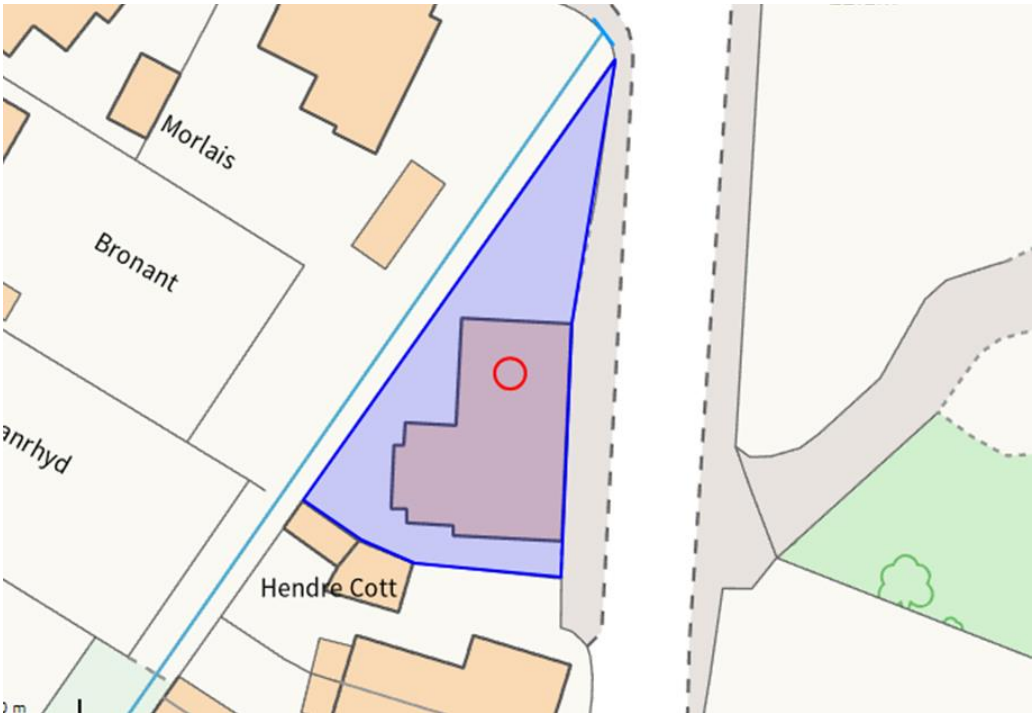


First Floor Bedroom Alternative View

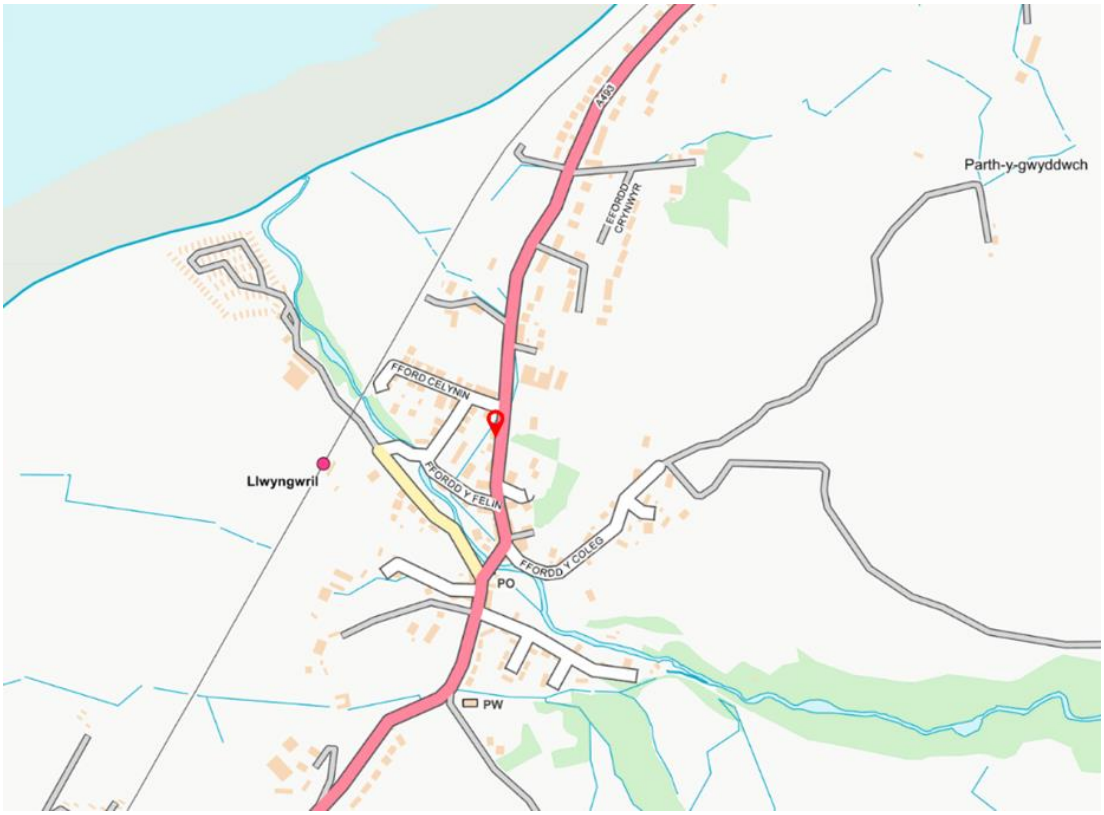


First Floor Ensuite Bathroom

SITE PLAN



LOCATION PLAN



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