



TREM Y WAWR
BALA, GWYNEDD

JACKSON-STOPS 

**TREM Y WAWR, BRON Y GRAIG,
BALA, GWYNEDD, LL23 7YA**

TOTAL APPROX. FLOOR AREA: 3943 SQ FT / 366 SQ M

AN IMPOSING VICTORIAN PROPERTY,
CURRENTLY RUN AS A SUCCESSFUL HOLIDAY
LETTING BUSINESS, ENJOYING AN ELEVATED
POSITION ON THE EDGE OF BALA WITH
FAR-REACHING VIEWS ACROSS THE TOWN
TOWARDS THE MOUNTAINS



GROUND FLOOR

- Enclosed front porch
- Hall
- Sitting Room
- Dining Room
- Living Room
- Kitchen
- Games Room
- Shower Room

FIRST FLOOR

- Bedroom 1 with en-suite Bathroom
- Bedroom 2 with en-suite Shower Room
- Bedroom 3
- Family Bathroom
- Linen Room

SECOND FLOOR

- Bedroom 4
- Bedroom 5
- Bedroom 6
- Family Bathroom
- Study/Bedroom 7

OUTSIDE

- Parking
- Single Garage
- Boiler House
- Lawned Front Garden
- Terraced Rear Garden with Patios

LOCATION

Trem y Wawr occupies a prominent, elevated location on the edge of Bala. The property enjoys a private position, approached along an unadopted lane from which there are far-reaching views across the town and beyond to the mountain ranges. Indeed, the property's location is one of its main advantages, particularly given its current use, being in close proximity to all nearby amenities and more generally the various outdoor pursuits available in Snowdonia and more widely within North Wales.

Bala provides a comprehensive range of services including high street banks, local mini-supermarkets, GPs' surgery, local stores, independent traders and various pubs & restaurants. On the recreational front there are many scenic walks locally including in the Arenig, Berwyn and Snowdonia Ranges. Cycling and mountain biking are well provided for at Llandegla and Coed y Brenin near Dolgellau, and on Bala Lake there is a sailing club, kayaking and paddleboarding. There many other outdoor pursuits locally including white water rafting, gorge walking, paintball and several golf courses nearby including at Bala and Llangollen.

Schooling is well provided for in the area, with state primary and secondary schools in Bala, and for those seeking private education there are independent schools at Oswestry School, Moreton Hall, Ellesmere College, Shewsbury School, and the King's and Queen's Schools in Chester.

COMMUNICATIONS

The property enjoys good road communications being approximately 9 miles from the A5 accessing Snowdonia, Chester, Shrewsbury and Wrexham. Both Liverpool and Manchester, which are served by international airports, are within daily travelling distance, and there is a regular rail service to London from Chester and Shrewsbury stations.



DESCRIPTION

Trem y Wawr is an imposing semi-detached property dating from the Victorian Era. The property is arranged over 3 storeys, being constructed of red Ruabon brick with part-rendered elevations, under a slate roof and contains many period features throughout, to include Minton floor, sash windows, tall ceilings, deep architraves, moulded cornice, ceiling roses and feature fire places. In recent years the property has been used as an investment property being let out as a holiday home and from which a healthy income has been generated.

ACCOMMODATION

From the drive there is access to both the front door and side door. The front door opens into a small enclosed porch which opens into the staircase hall with attractive Minton tile floor. The hall has an attractive shallow staircase with panelling underneath and from the hall, all principal ground floor rooms are accessed. The two main reception rooms are off to the left of the hall, being the sitting room & dining room. The sitting room is a well-proportioned room with panelled floor, cornice, picture rail, bay with sash windows and impressive fireplace with decorative surround, glazed brick hearth and grate. The dining room is of similar proportions, having cornice, picture rail, ceiling rose, sash windows with stained glass above and feature fireplace. The boot room is accessed off the hall, to the right of the staircase and also from the side door onto the drive. The boot room is generously sized, with boarded floor, former fireplace, cornice and fitted shelving/storage for boots, coats and outdoor equipment. The boot room's direct access from outside is particularly useful. To the rear of the house are the kitchen and games room. The kitchen is to the left, and has been recently fitted, with tiled floor, fitted wall & base units, grey glazed brick surrounds and built in cupboards. The games room has a farmhouse tile floor, base unit with Belfast sink and plumbing for washing machine/tumble dryer, adjacent to which





is an external door, and beyond which there is space for games tables, table tennis table, football table or similar. Within the games room there is a door to downstairs shower room, with tiled floor, low flush w.c., pedestal hand basin with splashbacks and tiled shower cubicle.

At first floor level there are 3 double bedrooms, with 3-bathroom suites and useful storage/linen room. From the landing, as with downstairs, there are 2 larger rooms overlooking the front garden and taking best advantage of the view. The master bedroom is a square room with cornice, picture rail, sash windows and former fireplace with space for wardrobes/drawers either side of the fireplace. Off the master bedroom is a large en-suite bathroom with aspect over the rear garden. The en-suite has a laminate floor, part tiled walls, rolltop bath, low flush w.c., built in hand basin with cupboards below, tiled shower cubicle, former fireplace and built-in airing cupboard. Bedroom 3 is again an attractive double room with bay window, cornice and former fireplace. Bedroom 2 is opposite Bedroom 3, being a slightly smaller room, yet still a good-sized double with cornice and former fireplace and off which is an en-suite shower room. The shower room has laminate floor, tiled shower cubicle, low flush w.c. and built-in basin with tiled splashbacks. To the rear of the house is a useful linen room with shelving, and adjacent to which is the family bathroom with laminate floor, integrated bath, low flush w.c. and pedestal hand basin. At second floor level there are a further 3 bedrooms and study, which could be used as a 7th bedroom. Bedrooms 4, 5 and 6 are all square rooms which are used either as double rooms or as twins/dormitories which are ideal for children/teenagers, particularly with reference to the property's current use class as a guest house for holidaymakers. The study overlooks the rear garden and could easily be used as a 7th bedroom should the space be needed. All 4 rooms on the second floor have the benefit of a family bathroom at this level, which has laminate floor, low flush w.c., hand basin and tiled shower cubicle.



OUTSIDE

The gardens and grounds at Trem y Wawr are low maintenance with a lawned front garden and tiered rear garden. From the lane there is a set of gates which open onto a tarmac driveway which leads to the right of the house and has space for several cars. At the end of the drive is a single garage with double doors. To the left of the drive and in front of the property is a lawned area with floral and shrub borders, from which there are delightful views across the town & mountains beyond. To the rear of the property, accessed off the drive or via the house, is a tiered garden. Initially, off the house is a lower patio which is particularly private and from which there are steps up to a gravelled area with patio & barbecue area and from which there is access into the garage & boiler house. Beyond the barbecue area a set of steps leads to the top garden, which is a combination of lawned areas and flowerbeds/shrub borders with gravel paths intertwining.





DIRECTIONS

Having travelled into Bala from the northeast, along the A494 just after the river turn right onto the A4212 signposted to Trawsfynydd. Continue along the road for a short distance, passing the school on your left and as you ascend the hill you will be able to turn left onto Bron y Graig. Trem y Wawr is the 3rd property on the right with parking to the right of the house.

DISTANCES

CORWEN 12 MILES
WREXHAM 30 MILES
CHESTER 42 MILES
SHREWSBURY 45 MILES
LIVERPOOL 53 MILES
MANCHESTER 79 MILES
(DISTANCES APPROXIMATE)

PROPERTY INFORMATION

Address: Trem y Wawr, Bron y Graig, Bala, Gwynedd, LL23 7YA.

Tenure: The property is freehold with vacant possession.

Services: All mains services. Gas Central Heating. Telephone line and Broadband connection.

Third Party Rights: The property is sold subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not.

Local Authority: Gwynedd Council, Pwllheli - T: 01766 771000.

Council Tax: Band TBA.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment via Jackson-Stops, Chester office - T: 01244 328 361.

TREM Y WAWR

APPROXIMATE GROSS INTERNAL AREA:

MAIN HOUSE = 3598 SQ FT / 334 SQ M

GARAGE = 226 SQ FT / 21 SQ M

BOILER HOUSE = 119 SQ FT / 11 SQ M

TOTAL = 3943 SQ FT / 366 SQ M

(QUOTED AREA EXCLUDES 'EXTERNAL C/B')

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

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