

Ty Gwyn

3 BEDROOMS 2 BATHROOMS 1,997 FT²

This beautifully renovated three-bedroom listed property blends historical charm with modern refinement. Considered design touches such as the slate roof and timber-framed windows enhance and celebrate its rich past.

The ground floor includes a generous living room with a log-burning fire, a stylish kitchen with a characterful original chimney breast, and an open-plan hallway where the refurbished bar from its hotel days adds a unique talking point. A newly installed staircase creates a striking focal point in the centre of the home.

Upstairs, the master bedroom includes an en suite and a thoughtfully designed dressing area, with two further bedrooms offering comfort and flexibility. Outside, a partially walled rear garden provides a secluded retreat.



Ty Gwyn Specification

Ty Gwyn benefits from the following:

KITCHEN

Choice of kitchen units and work surfaces *

Choice of quartz splashback behind hob *

Undermounted composite sink and drainer with chrome mixer tap

USB plug socket

5 ring gas hob

Self-circulating cooker hood with filter

Integrated combination microwave oven

Integrated full height fridge with separate integrated full height freezer

Integrated dishwasher

Mains wired heat detector with battery back up

Choice of ceramic floor tiles *

Wall cupboards to utility

CLOAKROOMS & BATHROOMS

White sanitary ware

Chrome taps and fittings

Vanity units to cloaks, bathroom & en suite

Chrome thermostatic showers

Chrome shaver sockets in bathroom and en suite

Choice of ceramic wall and floor tiling *

Chrome towel radiators to bathroom & en suite

BEDROOMS

Choice of fitted wardrobes in the master bedroom and guest bedroom *

DOORS & WINDOWS

White timber panelled-style front door with multi-point locking system

White timber half glazed back door with multi-point locking system

Black door handle & letterbox

White panelled internal doors with satin nickel knobs

White timber sealed double glazed windows

White aluminium bi-fold doors

ELECTRICAL

Brushed chrome sockets and switches where specified

Brushed chrome media panel to living room

SkyQ compatible satellite dish and digital TV aerial

Fibre broadband installed direct to the property

White downlights to kitchen, utility, bathroom and en suite

Mains wired smoke detectors with battery back up

HEATING

Gas central heating system with dual zone - combi boiler located in utility room

Log burning fires - see plan for locations

GENERAL

Off-white painted walls & ceilings

Off-white painted staircase with oak handrail with carpet stair runner and brushed chrome stair rods.

Off-white painted architrave and skirting

Choice of ceramic floor tiles to hallway *

Choice of carpets throughout except where tiled *

Existing cellar with original access point - see plan

Refurbished bar including wine cooler, sink and shelving

Listed building

EXTERNAL FEATURES

Boundary treatments as per fencing plan

Hard & soft landscaping as per landscaping plan

Outside tap

Allocated gravel parking bays

Black external lighting to front and rear elevations

Private bollard light(s) as per landscaping plan

House number plaque

Adjoined single garage positioned behind rear garden with white timber hinged doors

Block paved shared vehicle access

Listed wall as per development plan

GREEN FEATURES

Energy efficient lighting throughout

Electric vehicle charging point

Hedgehog holes in fencing

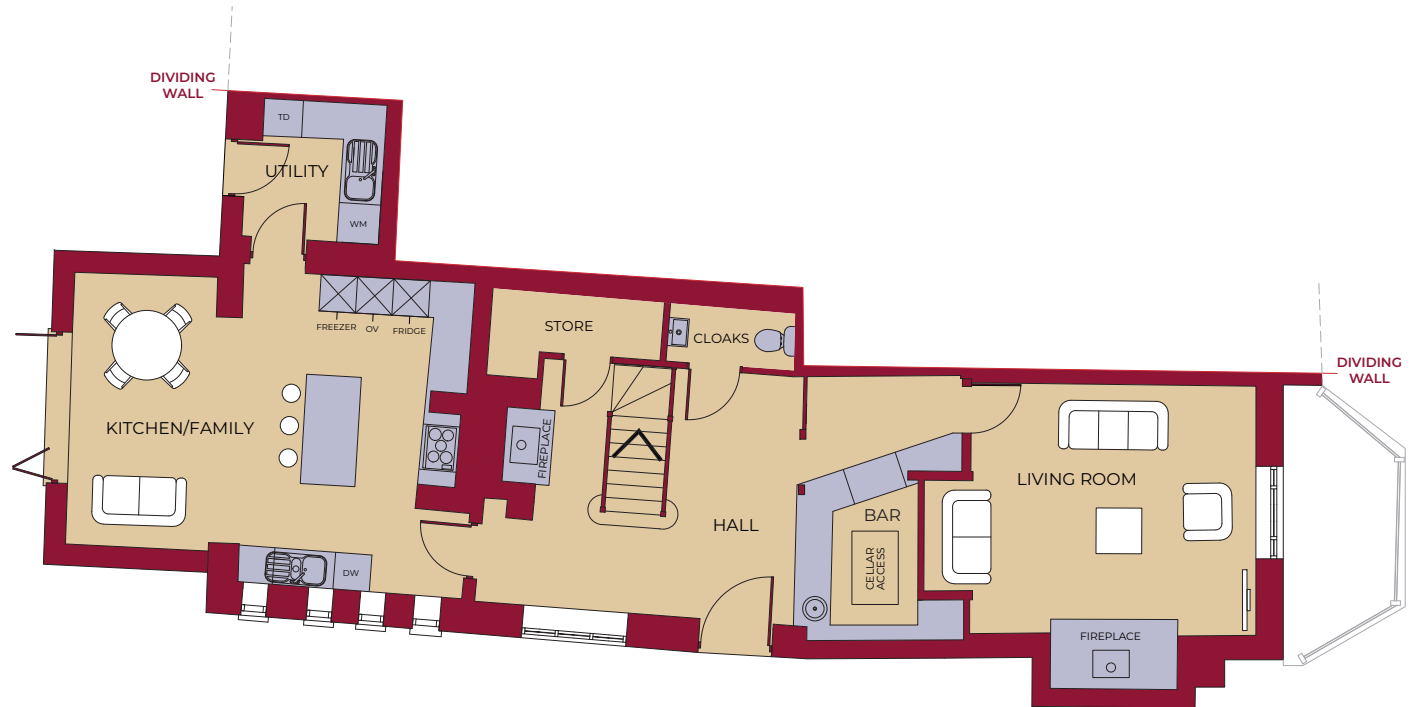
* subject to stage of build at time of reservation

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GROUND FLOOR

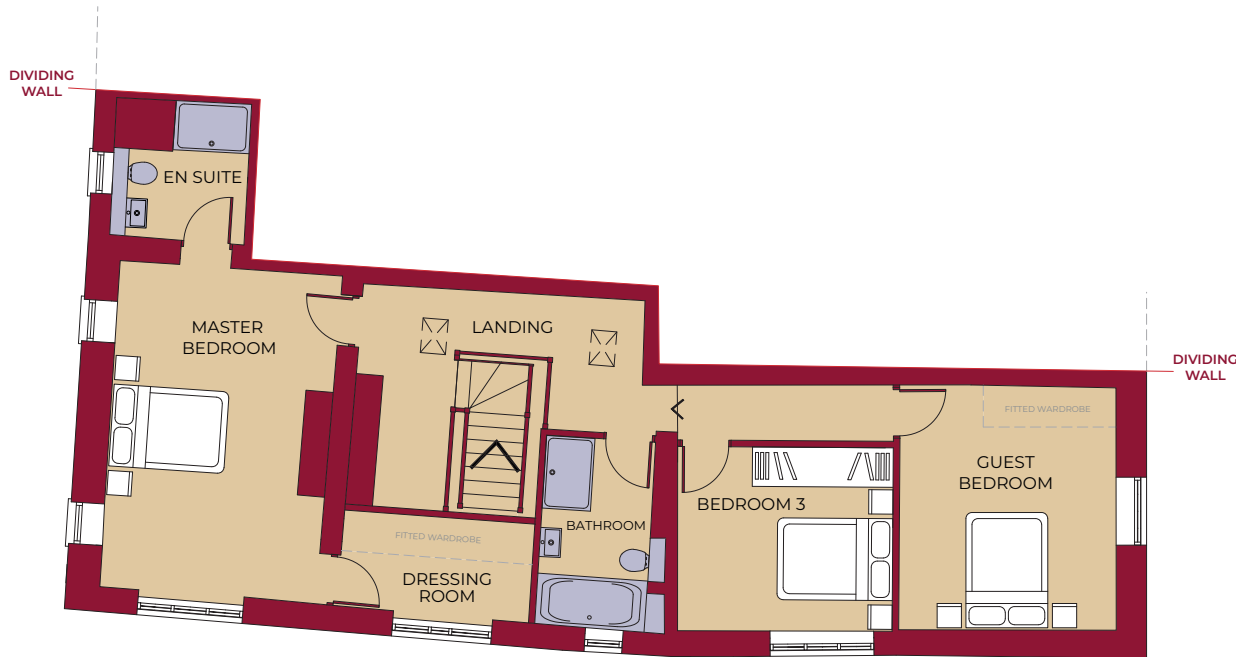
LIVING ROOM	5405mm (max) x 4035mm 17' 9" (max) x 13' 3"
KITCHEN / FAMILY	6435mm (max) x 5120mm 21' 1" (max) x 16' 10"
UTILITY	2260mm x 2220mm 7' 5" x 7' 3"
BAR	4060mm (max) x 1920mm (max) 13' 4" (max) x 6' 4" (max)
CELLAR	3210mm x 3400mm (max) 10' 6" x 11' 2" (max)
GARAGE	6000mm x 3180mm 19' 8" x 10' 5"



KEY			
	Hob	OV	Oven
	FF	DW	Dishwasher
	WM	St	Store
	TD		Tumble Dryer Space

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FIRST FLOOR

MASTER BEDROOM	5425mm x 3590mm 17' 10" x 11' 9"
MASTER DRESSING	3105mm x 1675mm (inc. 'robes) 10' 2" x 5' 6" (inc. 'robes)
MASTER EN SUITE	2260mm x 2220mm 7' 5" x 7' 3"
GUEST BEDROOM	4070mm x 3565mm 13' 4" x 11' 8"
BEDROOM 3	3510mm x 3035mm 11' 6" x 9' 11"
BATHROOM	3180mm x 1775mm 10' 5" x 5' 10"

KEY



Hob

OV Oven

FF Fridge / Freezer

DW Dishwasher

WM Washing Machine Space

TD Tumble Dryer Space

St Store