

# UPPER VALLEY

*Cwmwr Uchaf – Farmhouse & Barns*

## AMENITIES FOR UPPER VALLEY BARNs

### Accommodation:

Sleeps 12 (+2) people  
Bedroom 1 – king bed, sink in room, south facing, own terrace, shares shower room  
Bedroom 2 – loft style double room, views over the valley  
Bedroom 3 – lower level en-suite twin room, off the kitchen  
Bedroom 4 – master room with king bed, in room bath, en-suite shower room and fabulous views over the valley. Own external access or access via living area  
Bedroom 5 – king bed, Velux window and peep hole over living area  
Bedroom 6 – 2 double beds. Shares bathroom with bedroom 5  
1 WC cloakroom by the Utility Room  
1 wood burner  
Outside Hot Tub with views over the valley  
Very light & airy with many large windows looking across the valley  
Lower level with open plan kitchen/ dining area, sitting area and access to outside with terrace for out door dining  
Large open plan living room with double height ceiling and original exposed beams  
TV room off the living room, with large U-shape sofa  
Sonos sound system  
Fully equipped kitchen with seating for up to 20  
Utility room with sink, washing machine & dryer  
Garden tables and chairs on south facing terrace area  
Parking for up to 4/5 vehicles next to the barn (please do not block gate ways or track)  
Outside table tennis table and darts board  
Underfloor heating throughout

### Facilities Included:

Outside Hot Tub  
Free Wifi  
Halogen/Induction Hob  
Double oven  
Large Fridge/Freezer  
Dishwasher  
Washing Machine  
Tumble Dryer  
Microwave  
i-pod/MP3 Dock  
All heating and lighting included  
Linen & house towels are included (we do not provide hot tub towels or dog towels)  
Crockery, cutlery, pots and pans for up to 20 people  
Glassware  
Outside dining area on the terrace  
Outside table tennis table  
Outside darts board  
Weber coal BBQ

### Near By: (off site)

Walking	Cycling / Mountain Biking
Snowdonia National Park	Paintballing
Yachting / Sailing / Canoeing	Fishing
Water Skiing	Windsurfing
Clay Pigeon Shooting	Archery
Zip World	Caving
Go Karting	Waterfalls
Golf ...and much more!	

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