



168 Manod Road, Blaenau Ffestiniog, LL41 4AR
£185,000

Situated with mountain views to the rear is the delightful double fronted terrace cottage. On the outskirts of Blaenau Ffestiniog, the property has potential for double use! The cottage would make a lovely starter or family home, the amount of living space on offer matches some of the more modern detached houses in the area, coupled with two bedrooms and a bathroom.

Externally the property has vehicle parking as well as garden and seating areas. At the far end of the garden is a summerhouse complete with hot tub and sauna.

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Entry into the property is via a traditional style front door which leads you into a large reception room currently divided into two parts with a lounge area having a multi fuel burner and creating a lovely cosy feel, the other half of the room is used for a dining table moving through to the rear is a modern fitted kitchen with the usual appliances and a further seating area, this room is divided by the breakfast bar.

1st floor has a double bedroom as well as a further second bedroom all complemented by a bathroom which at the moment is fitted with a low-level WC a wash basin and a step-in shower cubicle.

As already mentioned to the rear is a garden area with seating, a parking area for motor vehicles this is accessed via a rear access road and at the far end of the garden is a wooden summer house structure which not only has a seating area but a built-in sauna and a hot tub.

Whatever your desires with this property going forward this is a delightful package.

Location

Blaenau Ffestiniog: From Slate Capital to Adventure Hub

Nestled within the majestic landscapes of Eryri (Snowdonia National Park) in North Wales, Blaenau Ffestiniog is a town steeped in history, culture, and breathtaking natural beauty. Once known as the "Slate Capital of the World," this small but significant town has undergone a remarkable transformation from an industrial powerhouse to a hub of adventure tourism and cultural heritage.

A Town Shaped by Slate

Blaenau Ffestiniog's identity is intrinsically linked to the slate mining industry that flourished in the 19th and early 20th centuries. With its rich deposits of slate, the town became a global leader in producing the material, which was used to roof homes and buildings worldwide.

The town's slate quarries not only shaped the landscape, leaving behind dramatic, slate-strewn mountainsides, but they also defined its architecture and culture. Rows of stone-built houses and chapels are enduring reminders of this industrial era.

However, as the slate industry declined in the 20th century, Blaenau Ffestiniog faced significant challenges, including economic downturns and population decline.

Reinvention Through Tourism

In recent decades, Blaenau Ffestiniog has reinvented itself as a destination for tourists seeking unique experiences that blend history, adventure, and nature. The town's quarries and mines, once centre of gruelling labour, are now celebrated as cultural and recreational treasures.

Ffestiniog Railway

The Ffestiniog Railway, a narrow-gauge railway originally built to transport slate, is now one of the town's top attractions. Stretching from Blaenau Ffestiniog to the coastal town of Porthmadog, the railway offers visitors a chance to experience breathtaking views of Snowdonia's rugged beauty while riding in historic carriages pulled by steam locomotives.

Llechwedd Slate Caverns

At Llechwedd Slate Caverns, visitors can delve into the world of slate mining through guided underground tours. These immersive experiences bring to life the stories of miners who worked in challenging conditions, showcasing the industry's role in shaping the town and its people.

Zip World Slate Caverns

Adding a modern twist to its historic roots, Blaenau Ffestiniog is home to Zip World Slate Caverns. Thrill-seekers can zip-line through quarry landscapes, explore underground trampolines at Bounce Below, or take part in unique subterranean adventures.

A Gateway to Snowdonia

Blaenau Ffestiniog's location makes it an ideal base for exploring Snowdonia National Park. The surrounding area is a paradise for outdoor enthusiasts, offering opportunities for hiking, mountain biking, rock climbing, and photography. Trails like the Moelwyn Mountains provide panoramic views of the slate-strewn valleys and the lush greenery that now reclaims the industrial scars.

Cultural Richness and Heritage

Despite its industrial history, Blaenau Ffestiniog retains a strong connection to its Welsh roots. The Welsh language is widely spoken, and the town celebrates its heritage through traditional music, arts, and crafts. Local events and festivals often highlight the area's rich cultural tapestry, providing visitors with a deeper understanding of its unique identity.

Sustainability and Revival

Efforts to promote eco-tourism and sustainable development have played a significant role in Blaenau Ffestiniog's revival. Projects aimed at restoring natural habitats and greening former quarry sites have enhanced the town's appeal as a destination that

respects its past while looking to the future.

Getting There

Blaenau Ffestiniog is easily accessible by train via the scenic Conwy Valley Line, which connects it to other towns and villages in North Wales. The journey itself is an experience, winding through forests, rivers, and mountain vistas.

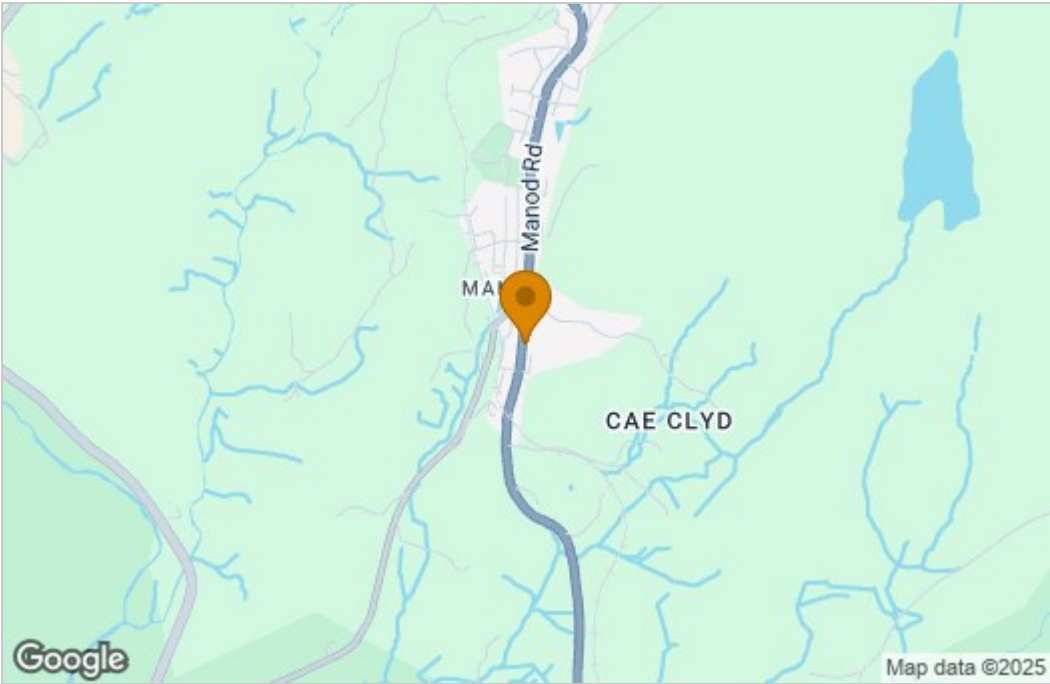
A Unique Destination

Blaenau Ffestiniog offers a rare combination of industrial heritage, natural beauty, and thrilling adventure. Whether you're exploring the depths of a slate cavern, riding a historic railway, or hiking in the shadows of the Moelwyn Mountains, this resilient town promises an unforgettable experience.

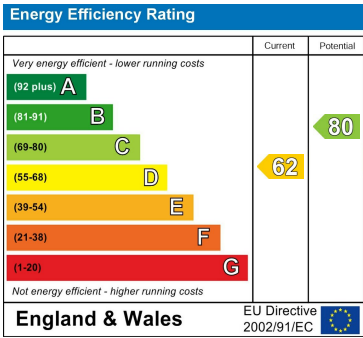
From its slate-strewn past to its vibrant present, Blaenau Ffestiniog stands as a testament to the enduring spirit of its community and its ability to adapt and thrive. It's a place where history and adventure coexist, waiting to be discovered by those who venture into its unique landscapes.

Floor Plan

Area Map



Energy Efficiency Graph



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