



**Glasdo , Blaenau Ffestiniog, LL41 4LL**

**£575,000**

Likely to have been one of the historic feature properties of the local area when built in the 1800s this magnificent, detached residence has all that you might expect. Set in grounds that afford good size gardens to both the rear and front, the property boasts four of everything! 4 bedrooms, 4 bathrooms, 4 reception rooms. Properties of this age have a certain character to them which has been retained in the way this property has been kept over the years and yet it has a modern feel to it where appropriate. The kitchens and bathrooms for example or at the more modern end of the scale.

Likely to have been one of the historic feature properties of the local area when built in the 1800s this magnificent, detached residence has all that you might expect. Set in grounds that afford good size gardens to both the rear and front, the property boasts four of everything! 4 bedrooms, 4 bathrooms, 4 reception rooms.

Properties of this age have a certain character to them which has been retained in the way this property has been kept over the years and yet it has a modern feel to it where appropriate. The kitchens and bathrooms for example or at the more modern end of the scale.

Rooms boasting good size proportions were always a feature of this. And this property does not disappoint, be it from the reception and living rooms through to the bedrooms.

Access to the property is via double wrought iron gates as one would expect this leads to an open parking area which also boasts both a garage and a carport.

There is an additional wrought iron gate for pedestrians to the front of the property, entering through this gate you immediately struck by the Victorian veranda with views out across the front gardens and beyond.

As with many properties of this age and era there is a cellar.

#### GROUND FLOOR

Front Entrance Porch

Entrance Hallway/Reception Area

with carpet flooring, stairs to first floor, 1 radiator, access door down to lower ground floor

Front Sitting Room

4.23 x 3.31 (13'10" x 10'10")

with carpet flooring, marble inset fireplace with tile surround, 1 radiator, glazed display cupboard and shelving in recess

Main Lounge / Drawing Room

5.58 x 5.48 (18'3" x 17'11")

with carpet flooring, 1 radiator, fitted book shelving to 3 walls, multi fuel stove over an antique patterned and mirrored mantle, French doors out to front

Dining Room

5.52 x 3.13 (18'1" x 10'3")

with carpet flooring, 1 radiator, mains gas fire with timber over mantle, built in store cupboard

Living Room / Study / Studio

4.91 x 4.26 (16'1" x 13'11")

with carpet flooring, 1 radiator, ceiling beams, exposed stone walls, attractive tiled surround fireplace housing the wood burning stove, airing cupboard housing the hot water cylinder

Kitchen

3.31 x 3.04 (10'10" x 9'11")

with matching wall and base units, integrated dishwasher, integrated washing machine, integrated

fridge and freezer, hot and cold stainless steel sink, cupboard housing the 'Worcester' boiler, incorporated electric oven and hob with hood over, down lights, stable door out to rear

Rear Lobby

CELLAR

Two very spacious rooms, perfect for use as a workshop/wine cellar

FIRST FLOOR

Main Bedroom 1

5.57 x 5.57 (18'3" x 18'3")

with carpet flooring, dual aspect, ornate cast iron fireplace, 2 radiators

En-Suite Shower Room

with shower cubicle, vanity unit, w.c, fully tiled walls

Bedroom 2

4.58 x 3.30 (15'0" x 10'9")

with carpet flooring, built in wardrobe and storage cupboards, ornate fireplace with slate over mantle, 1 radiator

En-Suite Shower Room

with heated towel rail, fully tiled walls, shower cubicle, vanity unit, w.c

Bedroom 3

4.50 x 3.14 (14'9" x 10'3")

with carpet flooring, 1 radiator, free standing wardrobes

En-Suite Shower Room

with heated towel rail, fully tiled walls, shower cubicle, vanity unit, w.c

Bedroom 4

4.84 x 3.97 (15'10" x 13'0")

with carpet flooring, 2 x radiators, dual aspect, exposed ceiling beams

En-Suite Shower Room

with heated towel rail, shower cubicle, vanity unit

Independant W.C

with hot and cold wash hand basin, partly tiled walls, 'Velux' window

EXTERNALLY

Lean to store shed.

Gravelled car parking area with ample car parking space.

Detached garage with adjoining car port.

Vintage telephone kiosk.

Spacious lawned garden area to the rear.

Flagged patio area with log store and seating area.

Raised flower beds and fruit trees.

Sizeable lawned gardens to the front on two levels, together

with mature trees and shrubbery.

Raised patio areas.

SERVICES

All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: FREEHOLD  
Council Tax Band 'F'

Llan Ffestiniog is a village in Gwynedd, North Wales, located in the historic county of Merionethshire. It lies in the heart of the Snowdonia National Park, surrounded by stunning mountain landscapes. The village has a rich history, especially in relation to the slate industry, which was once central to the region's economy.

Llan Ffestiniog offers a rich combination of history, culture, and natural beauty, making it a fascinating place to explore.

The town of Blaenau Ffestiniog (a couple of miles away) is also situated within the picturesque Snowdonia National Park. It is most famous for its historical role as a centre of slate mining, which has shaped both the town's landscape and its identity.

Blaenau Ffestiniog is often called the "slate capital of the world" because of its pivotal role in the slate industry during the 19th and early 20th centuries. The town was surrounded by vast slate quarries, and slate from this region was used in building and roofing all over the world. The mines were active for over 150 years, and the legacy of the slate industry still dominates the area, from the landscape to the architecture and the local culture.

The Ffestiniog Railway, one of the world's oldest narrow-gauge railways, runs from Blaenau Ffestiniog to Porthmadog. Initially built in 1836 to transport slate from the quarries to the coast, it is now a popular tourist attraction, offering scenic journeys through the mountains of Snowdonia. The railway still runs steam-powered trains, which allow visitors to experience the historic route while enjoying the stunning views of the surrounding landscape.

The town is located in a dramatic valley surrounded by mountains, including Moelwyn Bach and Moelwyn Mawr. The landscape is marked by the scars of the slate industry, with deep quarries and waste heaps known as "tips." These industrial remnants have given the area a distinctive, almost lunar-like appearance, though the natural beauty of the area is also undeniable.

While Blaenau Ffestiniog's industrial past is a major point of interest, the town is also a gateway for outdoor enthusiasts. With its proximity to Snowdonia National Park, it's an excellent base for hiking, climbing, mountain biking, and exploring the surrounding valleys and peaks. Popular spots include the nearby Cwmorthin Water and the more challenging peaks of the Moelwyn mountains.

The town is predominantly Welsh-speaking, with a rich cultural heritage influenced by the slate industry

and Welsh traditions. Blaenau Ffestiniog has a vibrant community, with various local events, festivals, and cultural gatherings held throughout the year. The town also boasts a number of historic buildings, including the local churches, and offers a glimpse into life during the slate mining heyday.

In recent years, Blaenau Ffestiniog has experienced economic diversification. While the slate industry has declined, the town has attracted tourists, hikers, and even film crews, with its stunning scenery and historical significance. The town is also working on regenerating areas of the town center, ensuring it remains a lively and attractive place to live and visit.

This is an area that blends industrial history with natural beauty, offering a unique glimpse into both the legacy of Wales' slate industry and the outdoor opportunities that Snowdonia provides. Whether you're interested in its rich heritage, scenic train rides, or hiking, Blaenau Ffestiniog has something to offer.



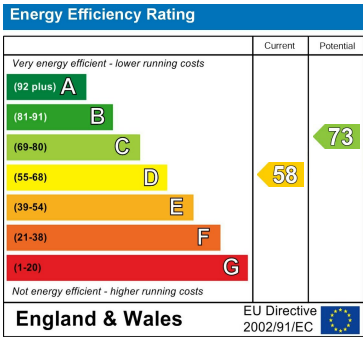
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.