



Tom Parry

Trem Eryri, Minffordd, LL48 6HG

£400,000

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Tom Parry & Co are delighted to offer for sale this charming detached house in the picturesque location of Minffordd! This delightful property, built in 1880, boasts generous living accommodation, perfect for a growing family. With four bedrooms and four reception rooms, there is ample space for all your needs.

One of the highlights of this property is the large garden, providing a wonderful outdoor space for relaxation and entertaining. The private driveway adds convenience and security to your everyday life.

For those with a keen eye for potential, this property offers scope for extending, allowing you to tailor the space to your specific requirements. Whether you're looking for a cosy family home or a project to make your own mark, this house in Minffordd has something for everyone.

Don't miss out on the opportunity to own this fantastic family home with character and charm. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.

Our Ref: P1513

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

with glazing to front and sides and tessellated floor tiles

Hallway

with carpet flooring and radiator

Living Room

with feature long integrated fire with built in shelving either side; wood effect laminate flooring; door to conservatory; radiator and window to front overlooking the Ffestiniog Railway.

Play Room

with built in storage; window to front; laminate flooring and radiator

Kitchen/Breakfast Room

with a range of built in wall and base units with worktop over; three oven "Range" style cooker; integrated dishwasher; central island with breakfast bar; one and a half bowl sink and drainer and cosy seating area with log burning stove

Dining Room

with laminate flooring; large under stair storage cupboard; original cast iron oven; radiator and doors to disused timber framed conservatory

Conservatory

with vinyl flooring and door to patio area

Utility/Cloak Room

with space and plumbing for washing machine and tumble drier, leading to WC.

Timber Framed Conservatory

with timber panelling to walls; aluminium sliding doors to garden and access to store room. Currently disused.

Store Room

with original slate flooring

FIRST FLOOR

Landing

with gallery style balustrading; large laundry cupboard; access to the loft and window to the side

Bedroom 1

with dual aspect windows; door to external staircase; carpet flooring and two radiators

Bedroom 2

with built in wardrobe; carpet flooring and radiator

Bedroom 3

with two windows to the front; carpet flooring and radiator

Bedroom 4

with carpet flooring and radiator

Shower Room

with shower cubicle; pedestal washbasin; low level WC and panelled walls

Bathroom

with modern free-standing bath; modern basin set in tiled surround on vanity unit; large shower cubicle; heated towel rail and decorative Victorian style floor tiles

EXTERNALLY

The property is accessed via a large driveway, with capacity for a number of cars off the main road.

Set behind the parking area, is a large lawned garden with an array of mature trees and shrubs with hedgerows creating a private space for the family. There is a large patio adjacent the conservatory which steps up to a decking area. To the side of the decking area there are further gardens, housing a number of masonry and timber storage sheds and two greenhouses.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band F







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Floors are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanIt.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

