



Tom Parry

Bryn Llinos, Nantmor, LL55 4YG

£325,000

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Tom Parry & Co are delighted to offer for sale this charming detached house, nestled in the picturesque village of Nantmor. Spanning an impressive 1,141 square feet, the property features three well-proportioned bedrooms, making it an ideal family home or a perfect retreat for those seeking a peaceful lifestyle.

The heart of the home is a spacious reception room, providing a warm and inviting space for relaxation and entertaining. Set in a tranquil rural location, this property is not only a haven for nature lovers but also boasts the unique advantage of being adjacent to a Welsh Heritage Railway request stop, allowing for easy access to scenic train journey through Snowdon!

For those considering investment opportunities, this house has a successful history as a holiday let, making it an attractive option for buyers looking to generate rental income. The property also includes a detached garage, providing ample storage space or the potential for a workshop.

Early viewing is recommended.

Our Ref: P1575

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Conservatory

with terrazzo and carpet flooring

Entrance Hallway

with under stair storage area; radiator and cloak storage

Living Room

with triple aspect windows and door opening onto a covered veranda; open fire place set in slate surround; laminate flooring and radiator

Kitchen/Diner

with range of modern fitted wall and base units; two integrated ovens; integrated induction hob; space and plumbing for dishwasher and washing machine; stainless steel sink and drainer; floor mounted 'Camray' boiler; double aspect windows opening to dining area; door to rear porch

Rear Porch

with door to garden

Cloakroom

with low level WC and radiator

Landing

with access to loft

Bedroom 1

with triple aspect windows; views towards the Welsh Heritage Railway and mountains beyond; carpet flooring and radiator

Bedroom 2

with carpet flooring and radiator

Bedroom 3

with carpet flooring and radiator

Bathroom

with large shower cubicle; low level WC; pedestal wash basin; built in airing cupboards; radiator; tiled and panelled walls

EXTERNALLY

The property is accessed via a private gated driveway with parking for a number of cars to the front. At the front of the house there is a covered veranda - perfect for enjoying a morning coffee or an evening beverage!

There is a small area of lawn to the front, complete with rope swing and a smaller lawned garden to the side of the house. At the rear there is a tiered patio which is something of a sun trap with mature trees to the perimeter for privacy.

The property also has the benefit of a large detached garage, ideal for storage or housing an extra vehicle.

There is a request stop for the Welsh Heritage Railway a short way from the front of the house which takes you up into the Snowdonian Range.

SERVICES

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

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Not applicable - currently on business rates as the property is a successful holiday let, currently achieving over the requisite number of days to satisfy Gwynedd Council.



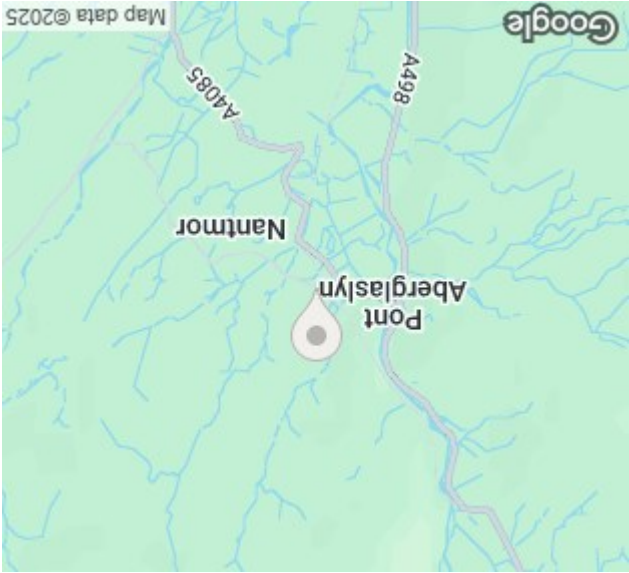




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floor plan Awaited



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		