

# Tom Parry

Bryn Llinos, Nantmor, LL55 4YG £325,000

# **Bryn Llinos**, Nantmor, LL55 4YG

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.



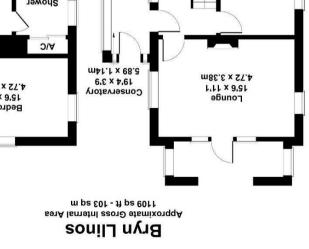










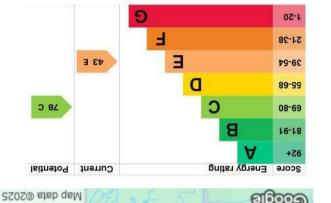




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find your happy



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

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



**ВЕОПИР FLOOR** 

working ability.

