



**Tom Parry**

2 Bryn Hyfryd, Trawsfynydd, LL41 4SL

Offers over £128,500

## 2 Bryn Hyfryd, Trawsfynydd, LL41 4SL

A charming, well presented and tastefully refurbished 2 bed cottage situated near the village centre.

Furniture available by separate negotiation.

Trawsfynydd is situated in the heart of the Snowdonia National Park, an area renowned for its outstanding natural beauty. The surrounding area benefits from a variety of outdoor pursuits, including golf courses, fishing, climbing, many scenic country walks, mountain bike centres as well as Zipwires and underground trampolines at Blaenau Ffestiniog.

The property has the benefit of uPVC double glazing, electric heating, some original features and a delightful terraced garden to the rear with the upper patio enjoying a superb outlook towards Trawsfynydd lake and the mountains beyond.

Viewing is highly recommended.

**Ref: BF1280**

**The ACCOMMODATION briefly comprises:-**  
(all measurements approximate)

### Ground Floor

#### Entrance Porch

with uPVC double glazed entrance door, uPVC stable type door with double glazed unit to the upper portion into:-

#### Open Plan Living Room/Kitchen/Dining Area

**6.39m x 3.87m (20'11" x 12'8")**

with Inglenook fireplace fitted with multifuel stove set on a raised slate hearth, built-in store cupboard, range of fitted base kitchen units, open shelf wall units and peninsula unit, single drainer stainless steel sink, recently fitted built-in electric oven and 4 ring induction hob, extractor hood over, work surfaces, tiled surrounds, tiled floor, tall electric radiator, exposed ceiling beams, tiled floor, stairs to first floor, uPVC double glazed door opening into rear porch

#### Rear Entrance Porch

with tiled floor, uPVC double glazed door to rear

### First Floor

#### Landing

with ceiling access hatch to roof space

#### Front Bedroom 1

**3.93m x 3.08m (12'10" x 10'1")**

with feature original cast iron fireplace, electric radiator, built-in cupboard housing the pre-lagged hot water cylinder fitted with immersion heater

#### Rear Bedroom 2

**3.30m x 2.01m (10'9" x 6'7")**

with electric panel heater

#### Bathroom

with ¾ bath and recently fitted "Mira" shower over, shower screen, Vanity unit, w.c., mostly tiled walls, wall mounted electric fan heater

#### Outside

Enclosed patio with log store  
Steps leading up to a small slate gravelled patio area with superb views over the surrounding countryside and towards Trawsfynydd lake.  
Detached stone and timber store shed/workshop  
Gate to rear leading to a footpath

#### Services

Mains water, electricity and drainage

#### Council Tax

Band A







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.

