



**Tom Parry**

18 Ty'n Y Maes, Llan Ffestiniog, LL41 4NW

Offers in the region of £187,500

## 18 Ty'n Y Maes, Llan Ffestiniog, LL41 4NW

Tom Parry and Co are delighted to offer for sale this spacious, three storey house situated on the fringe of the popular village of Llan Ffestiniog and enjoying a pleasant open aspect to the front towards the Manod Mountains. The property has been recently renovated and refurbished throughout and is beautifully presented.

The property has the benefit of an inglenook fireplace to one side of the living area plus a cast iron fireplace to the other, a newly fitted kitchen complete with an integrated dishwasher and fridge freezer in recess. On the first floor you can enjoy a newly fitted bathroom together with en-suite facilities in the main bedroom.

Included in the sale will be all carpets, blinds, light fittings and all electrical kitchen goods. Other contents are available upon negotiation.

The property is currently a fully equipped holiday let.

The village of Llan Ffestiniog is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty. It is conveniently located within easy reach of the village shop and Primary school and the historic slate quarrying town of Blaenau Ffestiniog.

**BF1338**

### ACCOMMODATION

(all measurements are approximate)

### GROUND FLOOR

#### Lounge/Living Room

7.76m x 4.38m max (25'5" x 14'4" max)

with an impressive stone built fireplace housing a wood burning stove plus an extra traditional feature cast iron fireplace; carpet flooring; under stairs store cupboard

#### Kitchen/Dining Room

4.23m x 3.80m (13'10" x 12'5" )

with hot and cold stainless steel sink unit; a range of matching wall and base units with work top including a 'Lamona' oven and hob; integrated dishwasher; fridge freezer in recess; plumbing for automatic washing machine; laminate flooring; radiator; glazed door out to rear

### FIRST FLOOR

#### Landing

with radiator, stairs to attic room, carpet flooring

#### Bedroom 1

4.35m x 3.14m (14'3" x 10'3" )

with carpet flooring, radiator; stunning views towards the Manod mountains

#### En Suite

with shower cubicle; wash hand basin and w.c; illuminating mirror; resin wall covering

#### Bedroom 2

3.31m x 1.85m (10'10" x 6'0")

with carpet flooring; radiator

#### Bathroom

with panelled bath and shower fitment over; wash hand basin and, w.c; radiator; heated towel rail; resin wall covering

### SECOND FLOOR

#### Bedroom 3

4.67m x 4.26m (15'3" x 13'11")

with limited headroom, "Velux" roof window; carpet flooring; radiator

### EXTERNALLY

Small enclosed garden to the front

Flagged and gravelled rear garden area with off road car parking space and access to rear service lane.

Pleasant views to the side towards the Moelwyn mountains

### SERVICES

Mains Electricity, Gas, Water and Drainage

### MATERIAL INFORMATION

Tenure: Freehold

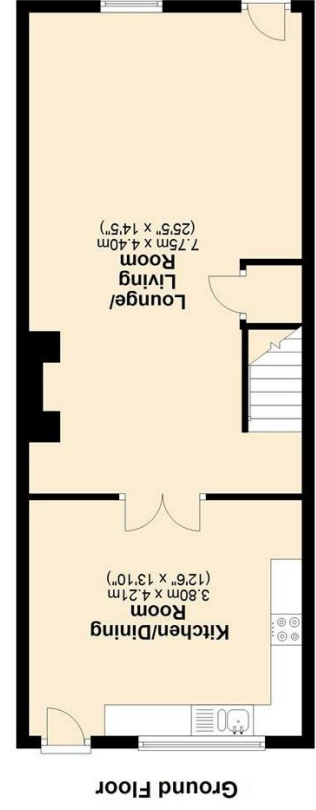
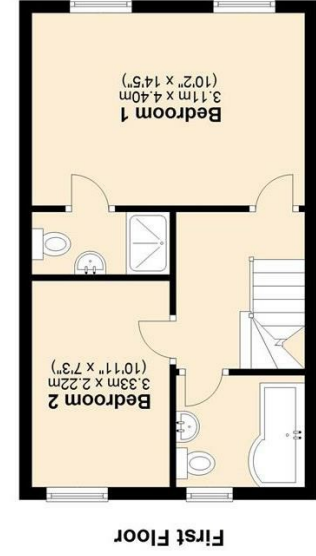
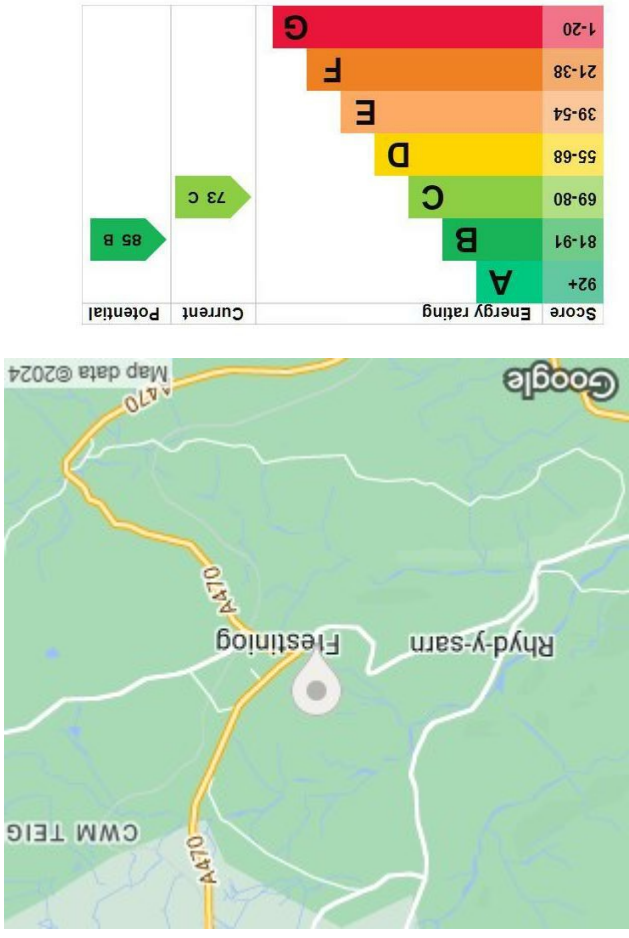
Council Tax Band 'A'







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.  
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