



Tom Parry

Bron Afon , Blaenau Ffestiniog, LL41 4NT

Offers in the region of £250,000

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Tom Parry & Co are delighted to offer for sale this modernised, 3 bedroom, detached cottage situated on the bank of River Teigl amongst a beautiful woodland setting, located in the peaceful crossroads of Rhyd y Sarn, Ffestiniog.

This idyllic cottage is arranged over three floors and briefly comprises a lounge and study/sitting room to the ground floor, a kitchen/diner and utility room to the lower ground floor, and 3 bedrooms and a bathroom to the first floor.

Viewing is highly recommended in order to appreciate the property's allure and charm.

The locality has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns at Blaenau Ffestiniog as well as several mountain biking trails with extreme mountain bike tracks, and other adventure attractions such as the Zipworld, Bounce Below and Zip World Caverns. The surrounding area also offers a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes, with the West Wales coast less than 10 miles away.

BF1365

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Lounge

4.70 x 3.73 (15'5" x 12'2")

with a feature exposed stone inglenook fireplace housing a multi fuel stove; exposed ceiling beams; dual aspect; fitted display shelving; 1 radiator

Archway through to the :-

Study/Sitting Room

4.75 x 2.21 (15'7" x 7'3")

with exposed ceiling beams; dual aspect; 1 radiator; under stairs store cupboard; fitted desk top with 2 drawers; stairway down to the:-

LOWER GROUND FLOOR

Kitchen/Dining Room

4.64 x 3.43 (15'2" x 11'3")

with a feature back fireplace housing a combination grate; fitted pine wall and base units; partly tiled walls; 1 radiator; slated flooring; exposed ceiling beams; stable type door out to rear

Utility Room

4.70 x 2.09 (15'5" x 6'10")

with slated flooring; 1 radiator; under stairs store cupboard; hot and cold stainless steel sink unit; wall cupboards: 'Woves' central heating boiler

FIRST FLOOR

Landing

with built in wardrobe; 1 radiator

Bedroom 1

2.69 x 2.26 (8'9" x 7'4")

with radiator

Bedroom 2

2.38 x 2.05 (7'9" x 6'8")

with radiator

Bedroom 3

2.94 x 2.40 (9'7" x 7'10")

with radiator

Bathroom

with shower cubicle; vanity unit and w.c; partly tiled walls; 1 radiator

EXTERNALLY

Good sized gardens to the front and rear of the property with a river frontage including an old ruin outhouse, mature trees, shrubbery and lawns; Right of way pedestrian access.

SERVICES

Oil fired condenser boiler.
LPG Propane for cooker hob.

MATERIAL INFORMATION

Tenure: Freehold

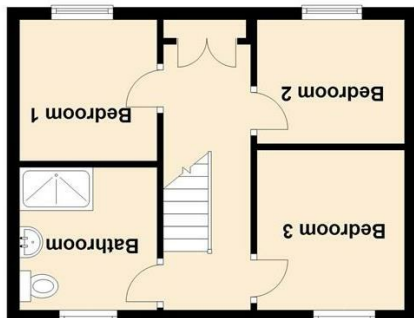




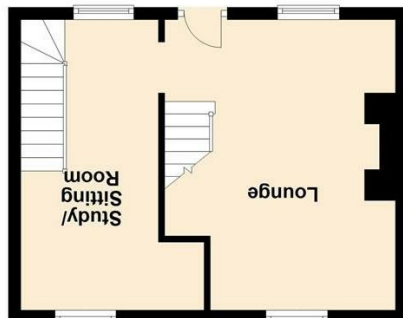


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

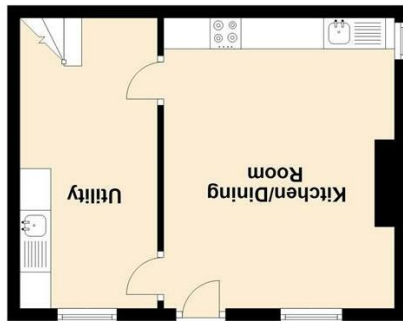
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



Second Floor



First Floor



Ground Floor

Floorplans 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 only 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.
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