



Tom Parry

15 Bryn Tirion, Blaenau Ffestiniog, LL41 4PP

£185,000

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A charming, 2 bedroom, inner terrace freehold cottage, occupying a roadside position on the fringe of the village of Llan Ffestiniog, located within the Snowdonia National Park, an area renowned for its outstanding natural beauty, and commanding superb views to the front towards the Moelwyn and Manod Mountains.

The cottage has the benefit of a superb open aspect to the front, an inglenook fireplace with possibility to fit a log burning stove plus welsh slate slab floors to the kitchen and a spiral staircase leading down to an additional lower ground floor with potential to be converted into a separate living space.

The property has undergone renovation work to raise the height of the ceilings, and has also been re-wired and fully insulated throughout.

The surrounding area benefits from a variety of outdoor pursuits, including golf courses, fishing, climbing and many scenic country walks, extreme mountain bike centre, Zipwires and underground trampolines at Blaenau Ffestiniog.

BF1371

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Living Area / Kitchen

7.65 x 3.32 (25'1" x 10'10")

with inglenook fireplace; electric oil filled heaters; carpet flooring; spiral staircase leading to lower ground floor.

with hot and cold stainless steel sink; matching wall and base units; partly tiled walls; electric oven and 4 ring hob; extractor hood over; worktops; plumbing for automatic washing machine; welsh tiled slab floor; electric oil filled heater; door out to rear.

Shower Room

with tiled flooring; vanity unit and WC; enclosed 'Mira' Shower with glass panel; heated towel rail; fully tiled walls

LOWER GROUND FLOOR

Basement

2.50 x 2.48 (8'2" x 8'1")

with tanked concrete flooring; 2 electric oil filled heaters

FIRST FLOOR

Landing

with carpet flooring

Bedroom 1 (front)

3.56 x 3.56 (11'8" x 11'8")

with carpet flooring; electric oil filled heater

Bedroom 2

3.61 x 2.76 (11'10" x 9'0")

with carpet flooring; electric oil filled heater

EXTERNALLY

Paved steps up to front with small yard and flower borders.

Steps up to small rear yard.

SERVICES

Mains Water, Electricity and Drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

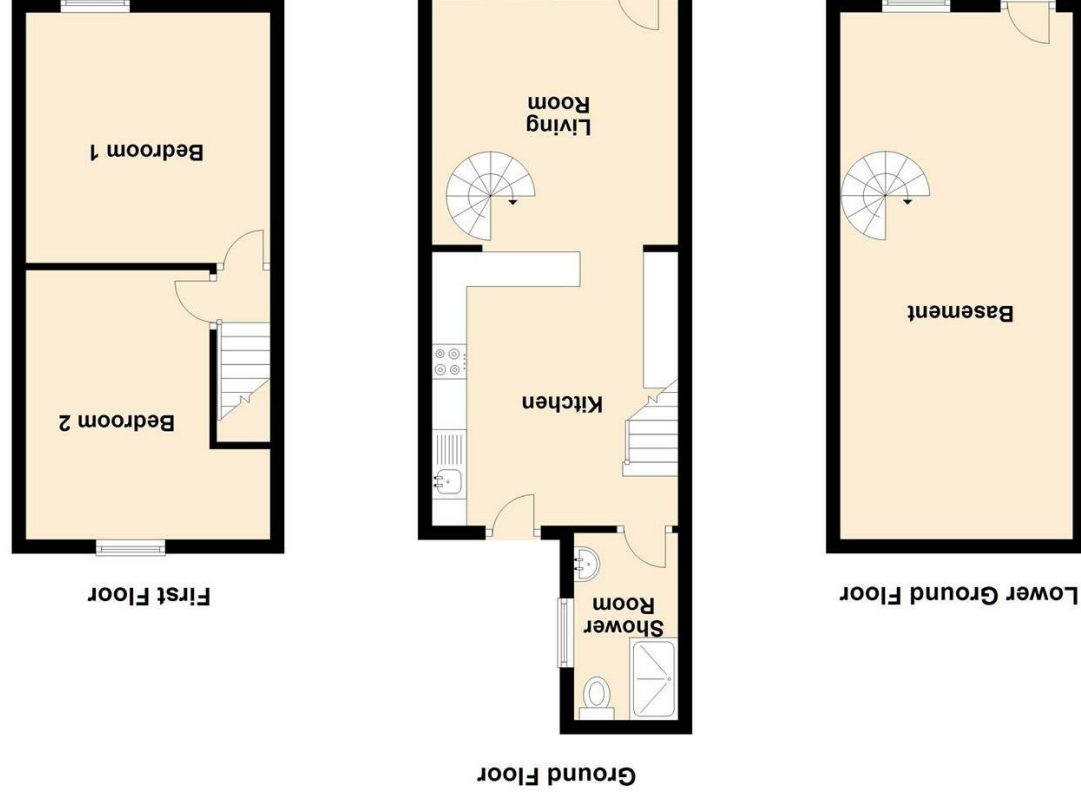






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

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. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		84 B
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

