

# 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'















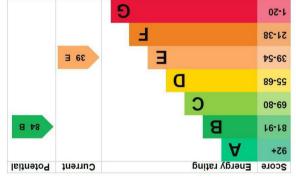


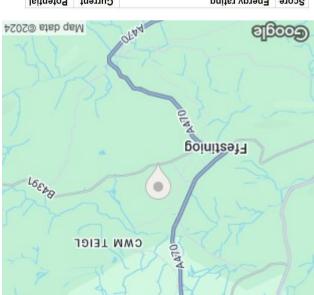


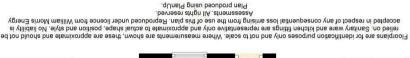


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT. their working ability.

MOTE: 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

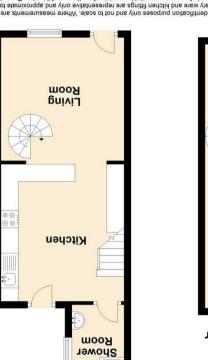






**Ground Floor** 





Lower Ground Floor

Basement