



Tom Parry

Tafarn Helyg , Blaenau Ffestiniog, LL41 4EP

£350,000

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Tom Parry & Co are delighted to offer for sale this 4 bedroom detached dwelling of historical interest. The building was formerly a public house and separate dwelling, later used to house the Sunday School. It is now considered a private dwelling.

'Tafarn Helyg' is a Grade II listed property which is set over two storeys with an additional two storey Cottage directly attached. It has a lounge, dining room, large kitchen/breakfast room, conservatory and utility room/toilet on the ground floor and three bedrooms and a bathroom to the first floor. The Cottage comprises of a living/kitchen area on the ground floor and a bedroom and bathroom to the second floor. The Cottage also benefits from a separate front door as means of entry.

Mature, well laid out gardens surround the property with a stream running through the grounds together with a range of outbuildings and a former forge. The property is sat within a private coppice of approximately 1 acre.

There is an easement through the grounds and across the front elevation.

This delightful property 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 and many scenic country walks as well as proximity to beautiful beaches, mountain bike centres and the Zipwires and underground trampolines at Blaenau Ffestiniog.

BF1352

The ACCOMMODATION comprises :-
[all measurements are approximate]

GROUND FLOOR

Entrance Hallway

with slate flooring; radiator

Lounge

4.58 x 3.40 (15'0" x 11'1")

with an impressive Inglenook fireplace housing a multi fuel stove; exposed ceiling beams; radiator

Dining Room

4.45 x 3.45 (14'7" x 11'3")

with corner fireplace; exposed ceiling beams; dual aspect; radiator; part panelling on one wall

Kitchen/Breakfast Room

5.52 x 2.71 (18'1" x 8'10")

with hot and cold stainless steel sink; matching wall and base units with Formica work tops; partly tiled walls; solid fuel stove

Utility Room/Toilet

with wash hand basin; w.c; plumbing for automatic washing machine

Conservatory

3.89 x 3.21 (12'9" x 10'6")

with tiled flooring; door out to rear

FIRST FLOOR

Bedroom 1

3.50 x 2.85 (11'5" x 9'4")

with inbuilt fireplace; radiator

Bedroom 2

2.69 x 2.10 (8'9" x 6'10")

with radiator

Bedroom 3

4.95 x 3.44 (16'2" x 11'3")

with radiator; dual aspect

Bathroom

with panelled bath; wash hand basin and w.c; 1 radiator

'THE COTTAGE'

GROUND FLOOR

Entrance Hallway

with quarry tiled floor

Living Room

4.76 x 3.60 (15'7" x 11'9")

with stone fireplace housing a solid fuel stove; quarry tiled floor; stainless steel sink unit; matching wall and base cupboards; worktop; exposed ceiling beams; radiator

FIRST FLOOR

Landing opening to the :-

Bedroom

4.26 x 2.48 (13'11" x 8'1")

with radiator

Bathroom

with panelled bath; wash hand basin; w.c; radiator; airing cupboard with cylinder and immersion heater

EXTERNALLY

Mature, well laid out gardens surround the property with a stream running through the grounds together with a range of outbuildings and a former forge. Block built double garage/workshop. Garage with space to house 4 cars.

There is an easement through the grounds and across the front elevation.

SERVICES

Mains Water and Electricity; Septic Tank Drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'E'





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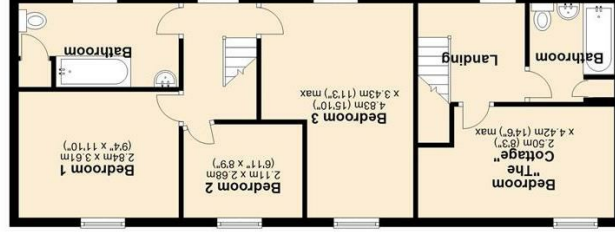
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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY 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		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Floors are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Boundary, walls 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 Horne Energy Assessments. All rights reserved.
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First Floor



Ground Floor

