



Glasdo , Llan Ffestiniog, Blaenau Ffestiniog, LL41 4LL

Tom Parry

£665,000

Glasdo , Blaenau Ffestiniog, LL41 4LL

Tom Parry & Co are delighted to offer for sale this substantially sized, detached residence of character and charm, occupying a prominent location near the centre of the village of Llan Ffestiniog, with all local amenities close at hand.

Glasdo has been tastefully upgraded and modernised to present day standards, whilst still retaining much of its original features.

There are extensive landscaped gardens both to the front and rear, together with a garage and ample off road car parking space.

The property benefits from en-suite shower rooms to each bedroom, comprising of four bedrooms in total.

The property is well worthy of an internal inspection to fully appreciate its attributes.

Llan Ffestiniog is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty. The surrounding area also benefits from a variety of outdoor pursuits, including golf courses at Porthmadog and Harlech, fishing, climbing, many scenic country walks, extreme mountain bike centre and recently opened Zipwires and Bounce Below at Blaenau Ffestiniog.

BF1391

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Front Entrance Porch

Entrance Hallway/Reception Area

with carpet flooring, stairs to first floor, 1 radiator, access door down to lower ground floor

Front Sitting Room

4.23 x 3.31 (13'10" x 10'10")

with carpet flooring, marble inset fireplace with tile surround, 1 radiator, glazed display cupboard and shelving in recess

Main Lounge/Drawing Room

5.58 x 5.48 (18'3" x 17'11")

with carpet flooring, 1 radiator, fitted book shelving to 3 walls, multi fuel stove over an antique patterned and mirrored mantle, french doors out to front

Dining Room

5.52 x 3.13 (18'1" x 10'3")

with carpet flooring, 1 radiator, mains gas fire with timber over mantle, built in store cupboard

Living Room

4.91 x 4.26 (16'1" x 13'11")

with carpet flooring, 1 radiator, ceiling beams, exposed stone walls, attractive tiled surround fireplace housing the wood burning stove, airing cupboard housing the hot water cylinder

Kitchen

3.31 x 3.04 (10'10" x 9'11")

with matching wall and base units, integrated dishwasher, integrated washing machine, integrated fridge and freezer, hot and cold stainless steel sink, cupboard housing the 'Worcester' boiler, incorporated electric oven and hob with hood over, down lights, stable door out to rear

Rear Lobby

LOWER GROUND FLOOR

Two very spacious rooms, perfect for use as a workshop/wine cellar

FIRST FLOOR

Main Bedroom 1

5.57 x 5.57 (18'3" x 18'3")

with carpet flooring, dual aspect, ornate cast iron fireplace, 2 radiators

En-Suite Shower Room

with shower cubicle, vanity unit, w.c, fully tiled walls

Bedroom 2

4.58 x 3.30 (15'0" x 10'9")

with carpet flooring, built in wardrobe and storage cupboards, ornate fireplace with slate over mantle, 1 radiator

En-Suite Shower Room

with heated towel rail, fully tiled walls, shower cubicle, vanity unit, w.c

Bedroom 3

4.50 x 3.14 (14'9" x 10'3")

with carpet flooring, 1 radiator, free standing wardrobes

En-Suite Shower Room

with heated towel rail, fully tiled walls, shower cubicle, vanity unit, w.c

Bedroom 4

4.84 x 3.97 (15'10" x 13'0")

with carpet flooring, 2 x radiators, dual aspect, exposed ceiling beams

En-Suite Shower Room

with heated towel rail, shower cubicle, vanity unit

Independant W.C

with hot and cold wash hand basin, partly tiled walls, 'Velux' window

EXTERNALLY

Lean to store shed.

Gravelled car parking area with ample car parking space.

Detached garage with adjoining car port.

Vintage telephone kiosk.

Spacious lawned garden area to the rear.

Flagged patio area with log store and seating area.

Raised flower beds and fruit trees.

Sizeable lawned gardens to the front on two levels, together with mature trees and shrubbery.

Raised patio areas.

SERVICES

All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: FREEHOLD

Council Tax Band 'F'

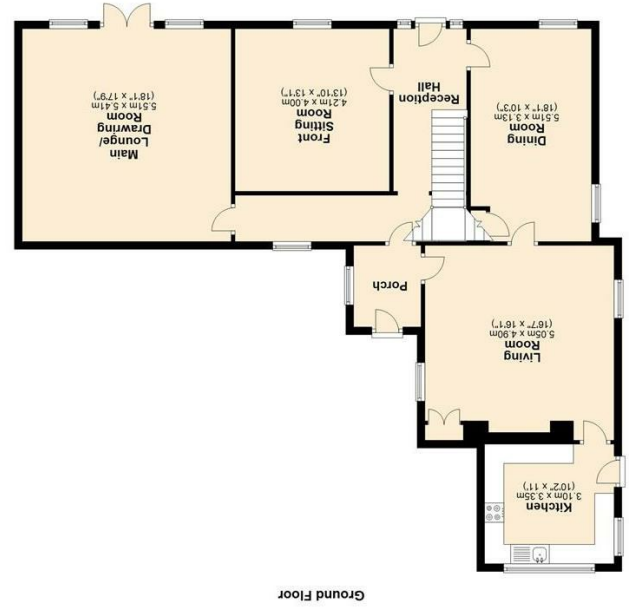






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED 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. Details were and plans were prepared by the Energy Assessor. All rights reserved.
Plan produced using Blueprints.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		

