



Tom Parry

Erw Goed , Blaenau Ffestiniog, LL41 3EL

Offers in the region of £185,000

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'Erw Goed' is a semi-detached stone-built cottage located in a quiet rural location at the end of Cwmbowydd Road.

One of the most enchanting features of this property is the soothing sound of running water from the river that flows along the boundary, creating a sense of serenity and tranquility. The private location ensures peace and privacy, while the garage to the front and woodland area to the rear provide both convenience and a touch of nature.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing evenings by the fireplace. With two bedrooms and an additional attic room, there is ample space for a small family or guests.

The property has the benefit of uPVC double glazing and a small timber summer house at the rear and 2 stone built log stores/store sheds. A slate paved path leads up to the front with gardens laid to lawn surrounded by an array of mature flowers, plants and shrubbery.

Viewing is highly recommended in order to appreciate the beauty of this property.

BF1410

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Front Porch

Hallway

with radiator and exposed feature stone wall

Living/Dining Room

6.60 x 3.12 (21'7" x 10'2")

with 2 radiators, dual aspect and a multi fuel stove set on a slate hearth in a stone fireplace

Kitchen

5.79 x 2.00 (18'11" x 6'6")

with a range of fitted wall and base units with worktop over and a single drainer stainless steel sink, space for electric cooker with extractor over, space and plumbing for washing machine, under stair store with wall mounted boiler, 2 radiators and door to rear

FIRST FLOOR

Landing

with radiator

Bedroom 1 (front)

3.13 x 3.13 (10'3" x 10'3")

with radiator

Bedroom 2 (rear)

3.34 x 2.73 (10'11" x 8'11")

with radiator

Bathroom

with 3-piece suite comprising panelled bath with shower and curtain over, low level WC and wash hand basin set on vanity unit, partly tiled walls, heated towel rail

SECOND FLOOR

Attic Room

4.85 x 4.16 (15'10" x 13'7")

with 'Velux' window, eaves storage and radiator

EXTERNALLY

A slate paved path leads up to the front entrance and gardens laid to lawn.

The property has an array of mature flowers, plants and shrubbery.

There is a small timber summer house at the rear and 2 stone built log stores/store sheds.

A small gate leads to an area of woodland at the rear.

There is a garage located at the front of the property.

Roadside parking.

SERVICES

Mains water, electricity and drainage

Electric boiler

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'







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.

Floor Plan Awaited

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

