



Tom Parry

Bryn Madog , Trawsfynydd, LL41 4SE
Offers in the region of £465,000

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Tom Parry & Co are delighted to offer for sale this substantially sized detached residence, standing in its own mature grounds on the periphery of the village Trawsfynydd, and commanding open views of the surrounding countryside.

The property is immaculately presented having been modernised and upgraded throughout.

'Bryn Madog' briefly comprises of a front sitting room, study, lounge/dining room, and kitchen/breakfast room to the ground floor, 5 bedrooms plus a bathroom and separate shower room to the first floor and two attic rooms with dormer windows to the second floor.

This attractive property is well worthy of internal inspection in order to appreciate its beauty and charm.

BF1414

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Glazed Entrance Porch opening to the hall

with Minton tiled floor; 1 radiator

Front Sitting Room

3.60 x 3.46 (11'9" x 11'4")

with restored pitch pine wooden floor; exposed stone fireplace housing a wood burning stove and 1 radiator

Study

3.43 x 3.16 (11'3" x 10'4")

with tiled floor; fitted shelving in recess and 1 radiator

Lounge/Dining Room

6.97 x 3.78 (22'10" x 12'4")

with Welsh slate floor; an impressive stone built fireplace housing a multi fuel stove; 2 radiators and dual aspect windows

Kitchen/Breakfast Room

3.66 x 3.08 (12'0" x 10'1")

with quarry tiled floor and partly tiled walls; fully fitted hot and cold stainless steel sink; wall and base units including double oven and hob with cooker hood; refrigerator; plumbing for automatic washing machine and dishwasher; radiator and door out to rear

FIRST FLOOR

Bedroom 1

3.93 x 3.19 (12'10" x 10'5")

with 1 radiator, carpet flooring

Bedroom 2

1.93 x 1.86 (6'3" x 6'1")

with 1 radiator, carpet flooring

Bedroom 3

4.11 x 3.46 (13'5" x 11'4")

with 1 radiator, carpet flooring

Bedroom 4

3.15 x 2.96 (10'4" x 9'8")

with 1 radiator, carpet flooring

Bedroom 5

3.49 x 2.68 (11'5" x 8'9")

with 1 radiator, carpet flooring

Bathroom

with restored cast iron panelled bath; wash hand basin; WC; heated towel rail; airing cupboard; 1 radiator and wooden flooring

Shower Room

with shower enclosure; wash hand basin; WC; radiator and wooden flooring

SECOND FLOOR

Attic Bedroom 1

4.33 x 3.21 (14'2" x 10'6")

with dormer window; eaves storage cupboards; radiator and carpet flooring

Attic Bedroom 2

4.31 x 3.41 (14'1" x 11'2")

with dormer window; eaves storage cupboards; radiator and carpet flooring

EXTERNALLY

Spacious lawned gardens surround the property together with amenity woodland and shrubbery. Three store sheds together with log stores. Single garage with car parking space.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band 'F'

Property has been re-roofed in 2020 with 10 year guarantee in place.







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		77 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

