



Tom Parry

9 Pen Y Garreg, Trawsfynydd, LL41 4UE

Offers in the region of £120,000

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Tom Parry & Co are delighted to offer for sale this delightful 2 bedroom mid-terrace house located on the fringe of the village Trawsfynydd which is situated within the Snowdonia National Park.

Boasting a cosy reception room, two inviting bedrooms, and a stylish kitchen, this property offers a perfect blend of comfort and modern living.

The property has been tastefully modernised throughout with a feature stone-built inglenook fireplace housing a multi-fuel stove that creates a warm and inviting atmosphere. It also benefits from an oil fired central heating system and has a superb outlook towards Trawsfynydd lake and the mountains beyond. The property is currently being run as part of a successful holiday let.

Viewing is highly recommended. Please note the property can be sold fully furnished.

Trawsfynydd 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, many scenic country walks, mountain bike centres as well as Zipwires and underground trampolines at Blaenau Ffestiniog.

BF1434

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with radiator

Living Room / Diner

5.42 x 3.35 (17'9" x 10'11")

with a feature stone built fireplace housing a multi fuel stove, dual aspect, built in cupboards, under stairs store cupboard

Kitchen

3.00 x 2.05 (9'10" x 6'8")

with hot and cold stainless steel sink, matching wall and base units with worktops, partly tiled walls, plumbing for automatic washing machine, tiled flooring, 1 radiator, glazed door out to rear

FIRST FLOOR

Bedroom 1

4.23 x 2.96 (13'10" x 9'8")

with 1 radiator

Bedroom 2

2.47 x 2.35 (8'1" x 7'8")

with 1 radiator

Bathroom

with panelled bath and shower attachment, wash hand basin and w.c, partly tiled walls, 1 radiator, airing cupboard, hot water cylinder

EXTERNALLY

Flagged rear yard with steps up to hard standing area with oil storage tank.

Access to rear service lane.

Wall mounted boiler.

SERVICES

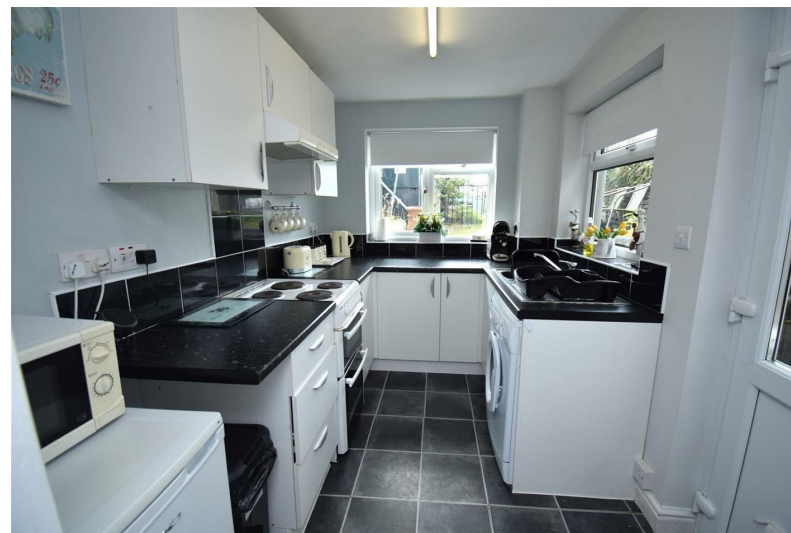
Mains water, electricity and drainage.

Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'





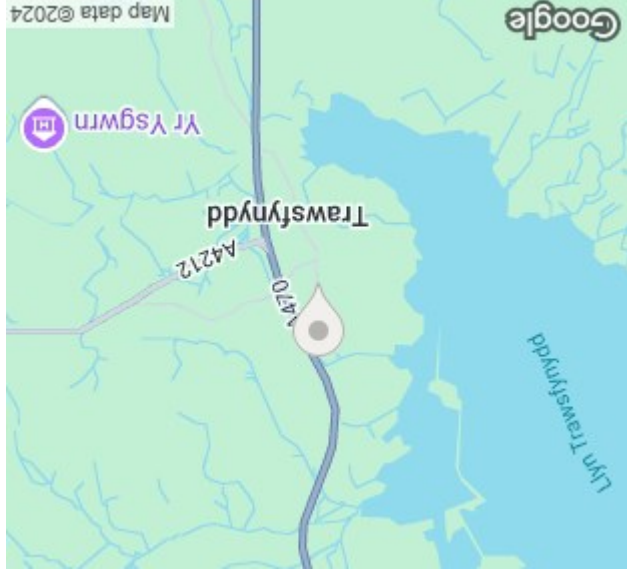
Tom Parry

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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.

EPC Awaited



Floor plan Awaited