



Tom Parry

3 Llwyn Einion , Gellilydan, LL41 4EH

Offers in the region of £165,000

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Tom Parry & Co are delighted to offer for sale this beautifully presented and fully modernised, mid terrace residence situated on the periphery of the village and close to all local amenities.

The property has undergone extensive renovations and upgrading and now offers an attractive 3 bedroomed residence whilst still retaining some of its original character such as the original slate flooring and slate fireplace housing a wood burning stove.

Please note the property is to be sold partially furnished, list of items available upon request.

Internal viewing is highly recommended.

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.

BF1441

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway opening to the:-

Lounge/Dining Room

6.07 x 4.17 (19'10" x 13'8")

with an attractive stone fireplace housing a wood burning stove, original slate flooring, 2 panel heaters, dual aspect, exposed ceiling beams, under stairs store cupboard

Kitchen

3.63 x 2.19 (11'10" x 7'2")

with hot and cold stainless steel sink, matching wall and base cupboards with work tops including electric oven and hob with cooker hood over, partly tiled walls, doorway to the:-

Lean to Garden Room/Utility Room

3.92 x 1.79 (12'10" x 5'10")

with fitted storage shelving, plumbing for automatic washing machine, door out to rear

FIRST FLOOR

Bedroom 1

3.61 x 2.44 (11'10" x 8'0")

with 1 panel heater, carpet flooring

Bedroom 2

2.59 x 1.74 (8'5" x 5'8")

with 1 panel heater, carpet flooring

Bedroom 3

2.73 x 2.45 (8'11" x 8'0")

with 1 panel heater, carpet flooring

Bathroom

with panelled bath, shower cubicle, wash hand basin and w.c, fully tiled walls, 1 panel heater (airing cupboard on landing with hot water cylinder)

EXTERNALLY

Small front fore garden with crazy paving.

Concreted and flagged rear yard with bbq stand and seating area.

Door out to rear service lane.

Roadside parking.

SERVICES

Mains water, electricity and drainage.

MATERIAL INFORMATION

Tenure: Freehold

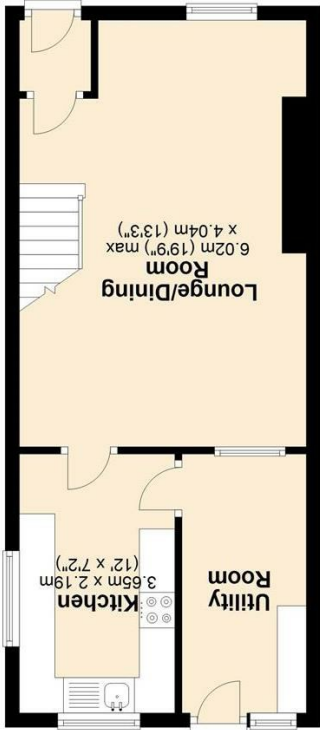
Council Tax Band - 'B'



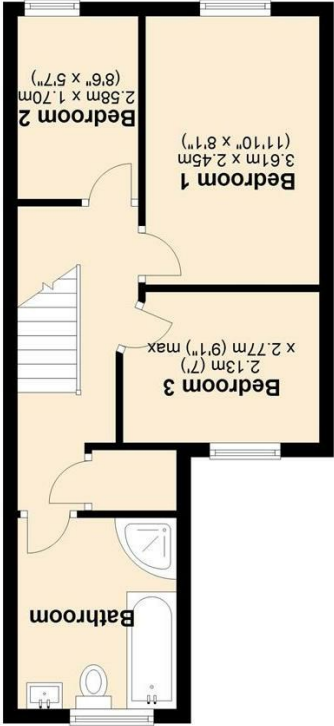




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Ground Floor



First Floor

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware 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 Morris Energy Assessments. All rights reserved.
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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		
		36 F	88 B

