



Tom Parry

6 Coed Camlyn, Maentwrog, LL41 4LB
Offers in the region of £220,000

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Tom Parry & Co are delighted to offer for sale this attractive 3 double bedroom property located in the charming village of Maentwrog which is located in the heart of the Snowdonia National Park; an area renowned for its natural beauty.

This semi detached residence is tucked away in a cul-de-sac, located on an elevated position that offers fantastic views from the front looking towards the Moelwyn Mountains.

The property briefly comprises a spacious lounge fitted with a wood burning stove, with a door leading to a light and airy conservatory and an open plan kitchen and dining room. To the first floor you have 3 double bedrooms, with the master bedroom benefitting from en-suite facilities with a corner bath and the separate family bathroom benefitting from a shower cubicle.

The slate quarrying town of Blaenau Ffestiniog and harbour town of Porthmadog are approximately 4 and 7 miles distance for local shopping facilities and amenities.

Internal viewing is highly recommended.

BF1442

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Porch opening to the Hallway

with 1 radiator

Living Room

6.00 x 3.36 (19'8" x 11'0")

with a wood burning stove, 2 radiator, laminate flooring, dual aspect

Kitchen

3.36 x 3.1'3 (11'0" x 10'2"9'10")

with hot and cold stainless steel sink, matching wall and base cupboards including electric hob and canopy over, fan oven, partly tiled walls, plumbing for automatic washing machine, tiled flooring, down lights

Dining Room

4.41 x 3.36 (14'5" x 11'0")

with laminate flooring, 1 radiator

Conservatory

3.93 x 2.89 (12'10" x 9'5")

with tiled flooring, double doors out to rear

FIRST FLOOR

Bedroom 1

4.80 x 3.38 (15'8" x 11'1")

with radiator, carpet flooring

En-Suite

with corner bath, wash hand basin and w.c, full tiled walls

Bedroom 2

4.70 x 3.38 (15'5" x 11'1")

with 1 radiator, carpet flooring

Bedroom 3

3.37 x 3.25 (11'0" x 10'7")

with 1 radiator, carpet flooring

Bathroom

with shower cubicle, wash hand basin and w.c, fully tiled walls, heated towel rail

EXTERNALLY

Garden areas to the front and rear.

Flagged rear yard with timber store shed.

Off road car parking space.

SERVICES

Mains water, electricity and drainage

Oil fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'D'







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. 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. All rights reserved.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

