

# Tom Parry

6 Coed Camlyn, Maentwrog, LL41 4LB
Offers in the region of £215,000

## 6 Coed Camlyn, Maentwrog, LL41 4LB

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 guarrying 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.

No chain.

#### 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<sup>3</sup> (11'0" x 10'2"<sup>9</sup>'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'

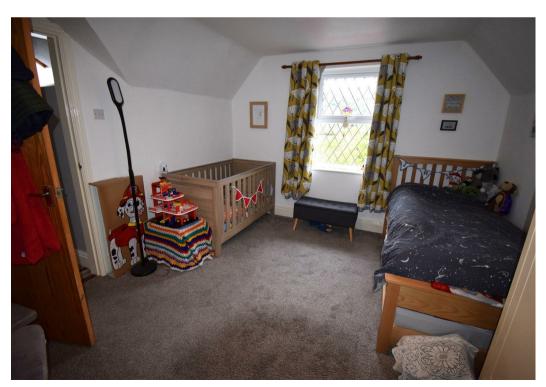












## Tom Parry







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.

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

