



# Tom Parry

Tyn Y Coed , Blaenau Ffestiniog, LL41 4UW  
Offers in the region of £340,000



## Tyn Y Coed , Blaenau Ffestiniog, LL41 4UW

Tom Parry & Co are delighted to offer for sale this a traditionally built detached farm house. Situated on an unspoilt rural location within 1 mile of the village Trawsfynydd. The property has undergone a programme of repairs and refurbishment but some works are still outstanding which will be left to the successful purchasers discretion.

Among the works carried out is a complete new roof, new fitted kitchen, propane gas fired central heating, new flooring.

The property retains much of its original character and charm which includes and impressive inglenook fireplace and stone flooring and is well worthy of internal inspection.

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.

**BF1451**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Entrance Hallway

with quarry tiled floor, 1 radiator

#### Lounge

**5.12 x 3.86 (16'9" x 12'7")**

with original slate slab floors, feature exposed stone walls with very impressive inglenook fireplace housing a solid fuel stove, 1 radiator, exposed ceiling beams, built in sore cupboard

#### Sitting Room

**5.11 x 4.35 (16'9" x 14'3")**

with feature exposed stone wall, slate slab flooring, exposed ceiling beam, fireplace housing a multi fuel stove, 1 radiator, under stairs store cupboard, stairs to first floor

#### Kitchen/Dining Room

**6.15 x 4.08 (20'2" x 13'4" )**

with fully fitted modern kitchen, wall and base units with timber work tops, 'Rangemaster' stove with canopy over, integrated fridge, freezer and dishwasher, exposed ceiling beams, slate slab flooring, 1 radiator, wall mounted 'Worcester' gas fired central heating boiler, exposed stone wall, triple aspect, glazed porch to rear

### FIRST FLOOR

#### Bedroom 1

**4.79 x 4.17 (15'8" x 13'8" )**

with limited headroom, dual aspect, 1 radiator, 'Velux' window, feature exposed stone wall, pine flooring

#### Inner Landing

with 'Velux' window, 1 radiator, pine flooring, roof access hatch

#### Bathroom

with panelled bath, wash hand basin and w.c, 1 radiator, built in store cupboard

#### Bedroom 2

**3.30 x 3.60 (10'9" x 11'9")**

with 1 radiator, pine flooring, original cast iron fireplace

#### Bedroom 3

**2.68 x 2.30 (8'9" x 7'6" )**

with 1 radiator, pine flooring

#### Bedroom 4

**2.74 x 2.27 (8'11" x 7'5" )**

with 1 radiator, pine flooring

#### Bedroom 5

**2.78 x 2.71 (9'1" x 8'10")**

with 1 radiator, pine flooring, feature exposed stone wall

### EXTERNALLY

Garden laid to lawn to front and rear, with flower borders, mature trees and shrubbery.

Detached stone built garage/workshop.

Gravelled, hard standing, ample, off road car parking space.

Independant W.C with wash hand basin.

Stone built log store.

Stone built shed.

Lean to store shed.

### SERVICES

Mains water and electricity.

Private drainage (septic tank)

Propane gas tank/cylinder (underground with access hatch)

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'D'





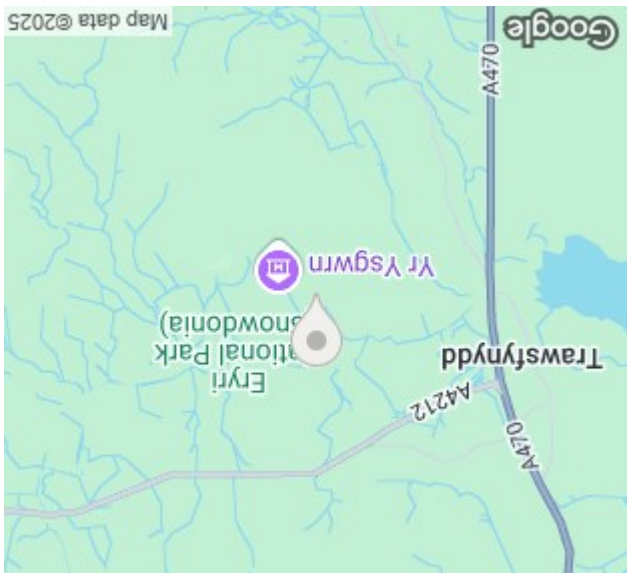






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

EPC Awaited



Floor plan Awaited