



Tom Parry

Bron Olau , Rhyd Y Sarn, LL41 4NT
Offers in the region of £179,000

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Tom Parry & Co are delighted to offer for sale this charming, semi-detached cottage, tucked away in a little hamlet known as Rhyd Y Sarn.

The property is surrounded by mature tree and woodland with fine open views to the front. Situated in an elevated position, it is located in-between the village of Maentwrog and Blaenau Ffestiniog.

Bron Olau has the benefit of an impressive inglenook fireplace housing a wood burning stove, exposed stone walls, exposed ceiling beams, modern kitchen and bathroom fittings. To the rear lies an additional sun room, ideal for storage purposes or a little work space.

Internal viewing highly recommended in order to appreciate its true beauty.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns. The town also boasts several mountain biking trails with extreme mountain bike tracks and other adventure attractions such as the Zipworld, Bounce Below and Zip World Caverns. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes.

BF1453

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Living Room

4.15 x 4.12 (13'7" x 13'6")

with slated flooring, exposed ceiling beams, 2 radiators, impressive inglenook fireplace housing a multi fuel stove

Kitchen

3.79 x 1.88 (12'5" x 6'2")

with hot and cold stainless steel sink with marble effect worktops, 'Bosch' oven and hob, plumbing for automatic washing machine, built in cupboards, 3 steps up to:-

Rear Reception Area

2.76 x 2.19 (9'0" x 7'2")

with slate flooring, door out to rear

Bathroom

with panelled bath with shower attachment, wash hand basin and w.c, partly tiled walls, heated towel rail, 'Velux' window

FIRST FLOOR

Bedroom

4.18 x 4.15 (13'8" x 13'7")

with 2 radiators, exposed ceiling beams, built in wardrobes, exposed stone chimney breast, stripped wood floorboards

EXTERNALLY

Mature gardens surround the property with flagged patio area with mature trees and shrubbery.

Summer house located to the rear of property with decking.

There is no vehicle access but parking is just 50 yards away in a layby.

SERVICES

Mains water and electricity

Oil fired central heating

Septic Tank - managed by Dwr Cymru/Welsh Water (payments included in the monthly water cost)

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

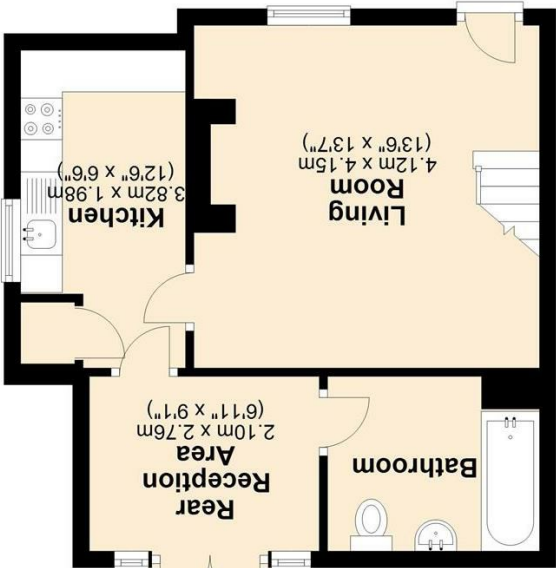






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

Total area: approx. 54.1 sq. metres (581.9 sq. feet)
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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Ground Floor
Approx. 37.0 sq. metres (397.8 sq. feet)



First Floor
Approx. 17.1 sq. metres (184.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

