



# Tom Parry

Penllwyn , Tanygrisiau, LL41 3SB  
Offers in the region of £150,000

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Tom Parry & Co are delighted to offer for sale this two bedroom, detached cottage, situated in an elevated position enjoying fine open views to the front of the countryside.

The property is also situated near the Ffestiniog Railway that passes to the rear of the house providing a great view of the steam train.

Penllwyn benefits from an inglenook fireplace housing a multi fuel stove, modern kitchen and shower room fittings with good sized gardens to the front and rear providing fine open views towards the mountains.

The historic slate quarry town of Blaenau Ffestiniog has several tourist attractions, including the Ffestiniog Narrow Gauge Railway and the Llechwedd Slate Caverns. The town also boasts several mountain biking trails, including extreme mountain bike tracks and other adventure attractions such as the “Zipwires”, “Bounce Below” and “Zip World Caverns”. The surrounding area also has many scenic country walking routes.

The town of Blaenau Ffestiniog is approximately one mile distance for local shopping facilities and amenities.

Viewing is highly recommended.

**BF1454**

## ACCOMMODATION

(all measurement approximate)

## GROUND FLOOR

### Living Room

**4.96 x 3.78 (16'3" x 12'4" )**

With inglenook fireplace housing a multi fuel stove, tiled flooring, electric heater, stairs to first floor

### Kitchenette

**2.58 x 1.93 (8'5" x 6'3" )**

with hot and cold stainless steel sink, matching wall and base units, slate tiled flooring, plumbing for automatic washing machine, electric heater

### Shower Room

with shower cubicle, wash hand basin and low level w.c, slate tiled flooring, electric heater

## FIRST FLOOR

### Landing

with store cupboard

### Bedroom 1

**4.14 x 2.73 (13'6" x 8'11" )**

with 'Velux' window, electric heater, exposed ceiling beams

### Bedroom 2

**4.11 x 1.93 (13'5" x 6'3" )**

with 'Velux' window, electric heater, exposed ceiling beams

## EXTERNALLY

Pleasant arden area to the front and sides which is adjacent to the Welsh Highland Ffestiniog Railway. Fine open views of the countryside. On street parking at the bottom of the hill.

## SERVICES

Mains water, electricity and drainage

## MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - Business Rates

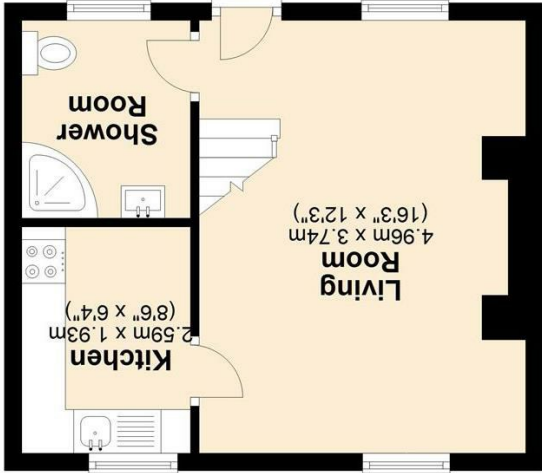




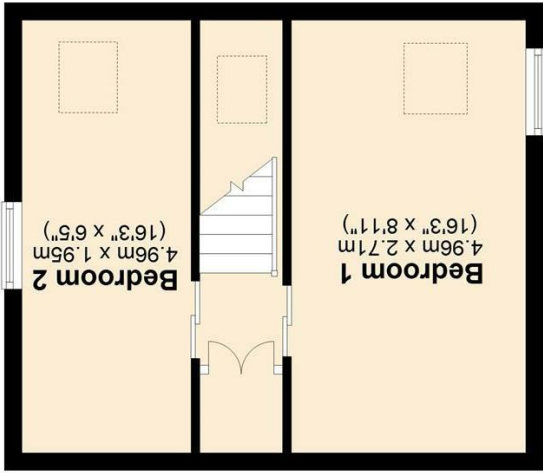


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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  
Approx. 28.4 sq. metres (306.1 sq. feet)



First Floor  
Approx. 28.8 sq. metres (310.1 sq. feet)

Total area: approx. 57.2 sq. metres (616.2 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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