



Tom Parry

5 Bryn Tirion Pant Llwyd, Blaenau Ffestiniog, LL41 4PP

Offers in the region of £195,000

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Nestled in the picturesque location of Pantllwyd, 5 Bryn Tirion is a delightful and charming, double fronted, end-of-terrace cottage, occupying a roadside position on the fringe of the village of Llan Ffestiniog, located within the Snowdonia National Park, an area renowned for its outstanding natural beauty.

This beautifully renovated property boasts three reception rooms, providing ample space for both relaxation. The property features three well-appointed bedrooms, ensuring comfort for all the family.

As you step inside, you will be greeted by the characterful exposed ceiling beams that add a touch of rustic charm to the interior. The tastefully decorated spaces create a warm and inviting atmosphere, The cottage also includes a convenient utility room, enhancing the practicality of daily living.

One of the standout features of this property is the spectacular view of the Moelwyn and Manod Mountains that can be enjoyed from the front. Additionally, the delightful lawned rear garden provides a perfect outdoor retreat, complete with a block-built store shed that can serve as a workshop or additional storage space.

Please note that most of the furniture and fittings are to be included in the sale.

BF1461

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway opening to the:-

Living Room

6.16 x 3.50 (20'2" x 11'5")

with a stone and slate fireplace housing a multi fuel stove, 2 radiators, exposed ceiling beams, under stairs store cupboard

Front Sitting Room

3.15 x 2.22 (10'4" x 7'3")

with built in cupboards, 1 radiator

Kitchen

2.76 x 2.22 (9'0" x 7'3")

with hot and cold enamel sink unit, fitted wall and base cupboards, electric oven and hob, 1 radiator, glazed door to the dining room

Dining Room

3.12 x 2.88 (10'2" x 9'5")

with built in cupboards, gas fired central heating boiler, 1 radiator

Utility Room

2.02 x 2.00 (6'7" x 6'6")

with enamel sink unit, plumbing for automatic washing machine, 'Velux' window, door out to rear

FIRST FLOOR

Landing

with airing cupboard housing the hot and cold water tanks

Bedroom 1

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

with built in cupboard, 1 radiator

Bedroom 2

3.57 x 3.16 (11'8" x 10'4")

with 1 radiator

Bedroom 3

2.53 x 1.97 (8'3" x 6'5")

with 1 radiator

Bathroom

with panelled bath, shower unit, wash hand basin and WC, heated towel rail, partly tiled walls

EXTERNALLY

Small flagged sitting area to the front.

Good sized rear lawned garden area with flagged patio.

Block built store shed/workshop.

LPG gas tank.

Industrial WC.

SERVICES

Mains water, electricity and drainage

LPG gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

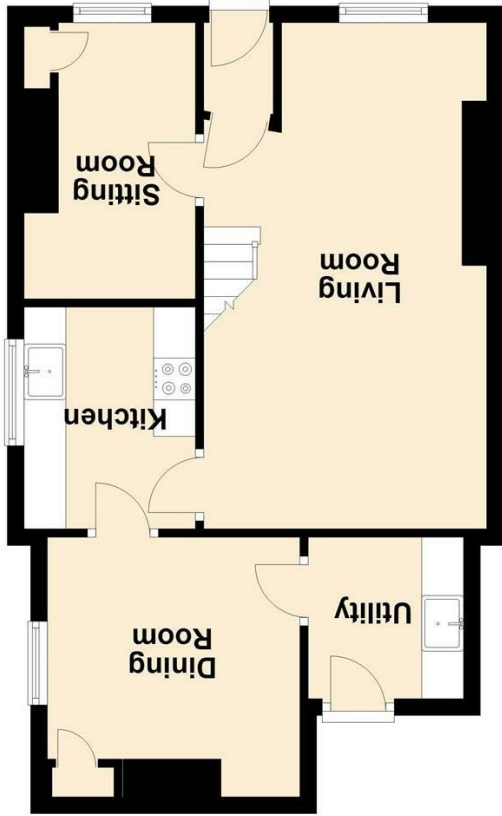
Council Tax Band - Business Rates



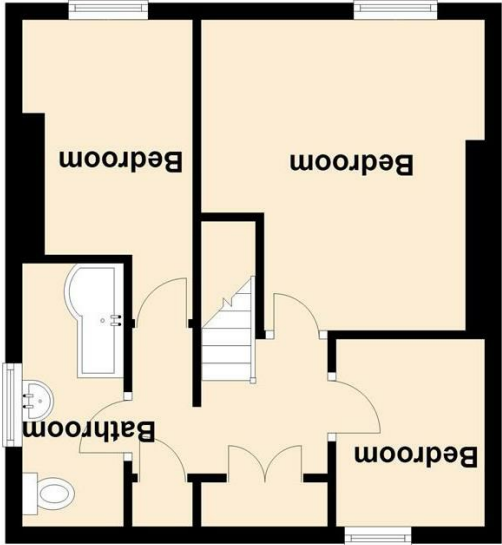




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		