



# Tom Parry

1 Ddol Cottage , Tanygrisiau, LL41 3SL  
Offers in the region of £129,500

## 1 Ddol Cottage , Tanygrisiau, LL41 3SL

Tom Parry & Co are delighted to offer for sale this this delightful semi-detached cottage that offers a perfect blend of modern living and rustic charm.

The property briefly comprises of two reception areas and a modern kitchen and bathroom to the ground floor with two well proportioned bedrooms to the first floor. The front conservatory, which invites natural light, offers a lovely space to enjoy the surrounding views.

Additionally, the property benefits from eco-friendly solar panels and a heat source pump, ensuring energy efficiency.

The rural outlook enhances the appeal of this cottage. The pleasant rear garden, complete with river frontage, offers a peaceful space to enjoy the outdoor.

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

**BF1467**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Front Conservatory

3.96 x 2.21 (12'11" x 7'3")

with laminate flooring

#### Living Room

5.23 v 2.92 (17'1" v 9'6" )

with open fireplace housing a mains gas fire, exposed ceiling beams, 1 radiator, corner store cupboard

#### Bathroom

with shower cubicle, wash hand basin, WC, 1 radiator

#### Kitchen

3.12 x 2.37 (10'2" x 7'9" )

with hot and cold stainless steel sink, wall and base units, electric oven and hob, tiled flooring, partly tiled walls, 1 radiator, plumbing for automatic washing machine, door out to rear

### FIRST FLOOR

#### Bedroom 1

3.50 x 2.65 (11'5" x 8'8" )

with 1 radiator

#### Bedroom 2

2.86 x 2.31 (9'4" x 7'6" )

with built in wardrobe

### EXTERNALLY

Concreted front yard with property number 2 having right of way access.

Flagged and gravelled rear yard.

Heat source pump.

Solar panels.

Access to service road.

### SERVICES

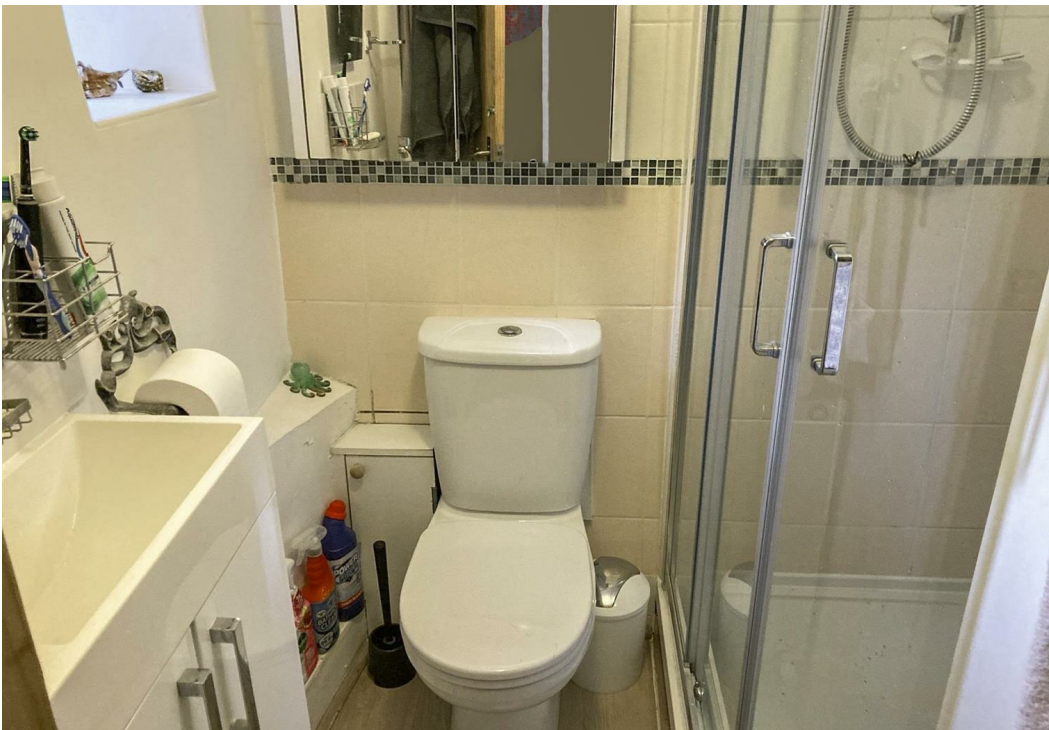
Mains water, electricity and drainage

### MATERIAL INFORMATION

Tenure: Freehold

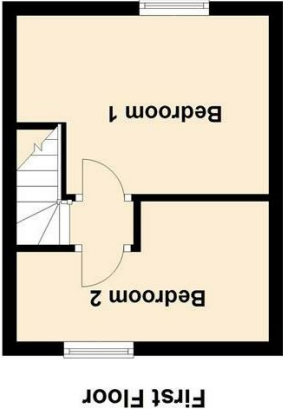
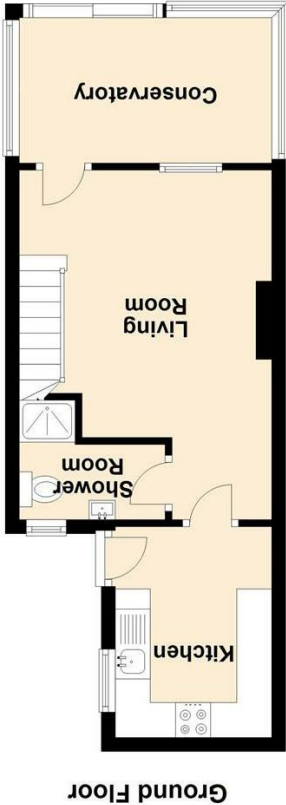
Council Tax Band 'A'



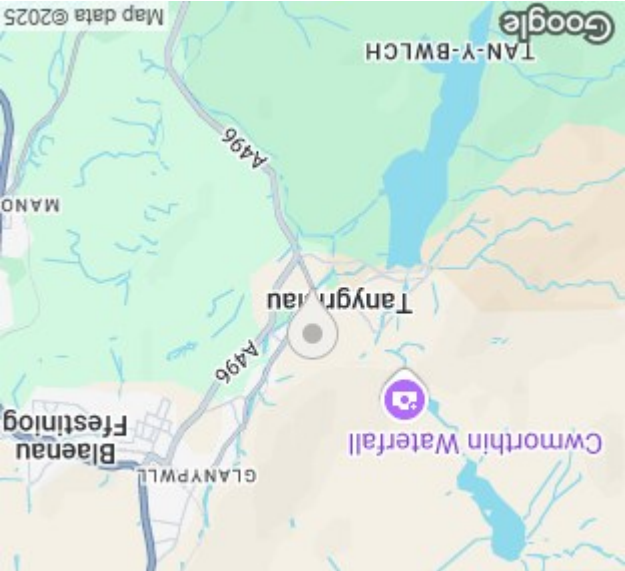




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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 39 E    | 88 B      |



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.