



# Tom Parry

1 Ddol Cottage , Tanygrisiau, LL41 3SL  
Offers in the region of £125,000

# 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.

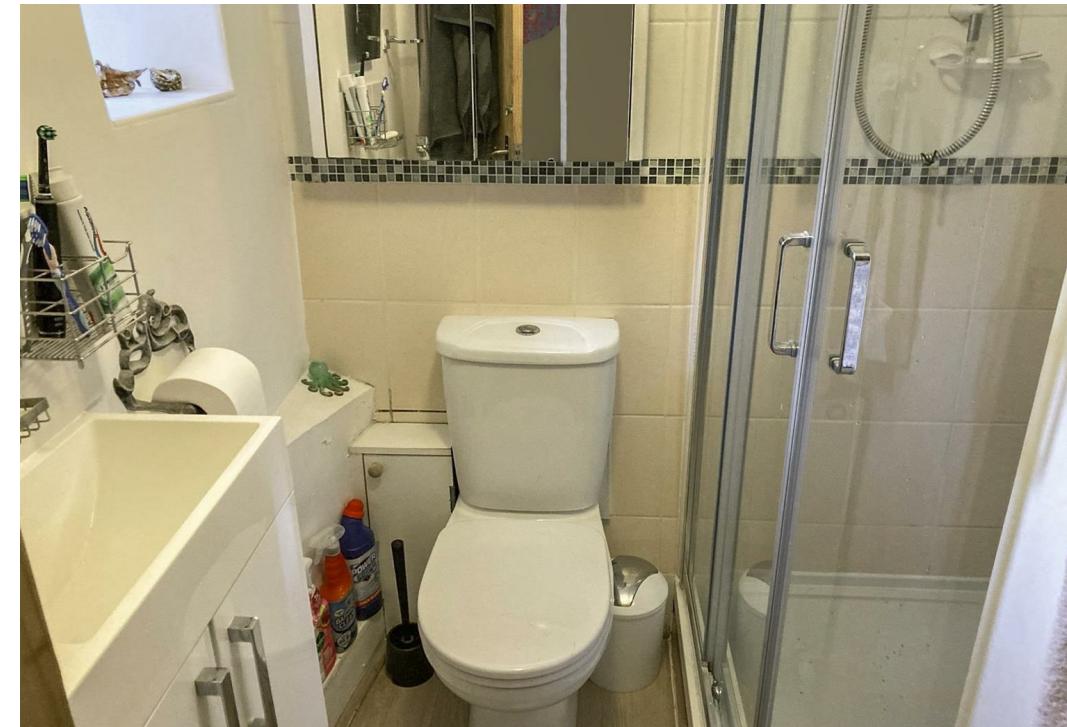
## SERVICES

Mains water, electricity and drainage

## MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band 'A'

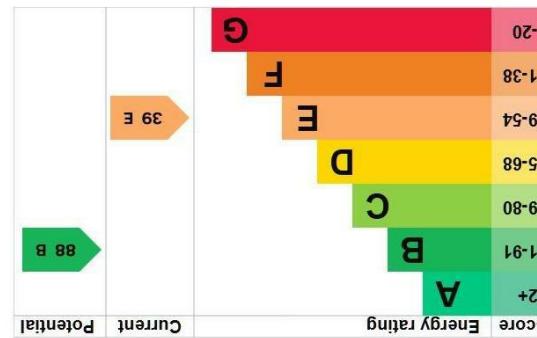






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their working ability.

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



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