



Tom Parry

Llys Myfyr , Trawsfynydd , LL41 4SF
Offers in the region of £135,000

Llys Myfyr , Blaenau Ffestiniog, LL41 4SF

Tom Parry & Co are delighted to offer for sale this well presented, stone cottage occupying a roadside position in the center of the village of Trawsfynydd. The property is arranged over three floors with 3 bedrooms plus an additional spacious attic room on the second floor.

The property has the benefit of a modern kitchen and bathroom, oil fired central heating and a concreted rear yard with a stone shed housing the central heating oil tank. The primary school is also located within close proximity.

Viewing is highly recommended.

Located in the beautiful village of Trawsfynydd is situated in the heart of the Snowdonia National Park, an area renowned for its outstanding natural beauty. The surrounding area benefits from a variety of outdoor pursuits, including golf courses, fishing, climbing, many scenic country walks, mountain bike centres as well as Zipwires and underground trampolines at Blaenau Ffestiniog.

BF1471

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with tiled flooring, 1 radiator, under stairs storage

Front Dining Room

3.16 x 3.06 (10'4" x 10'0")

with tiled fireplace and raised hearth

Living Room

3.36 x 3.35 (11'0" x 10'11")

with slate surround fireplace and raised hearth, 1 radiator

Kitchen

3.03 x 2.35 (9'11" x 7'8")

with hot and cold stainless steel sink, matching wall and base units with timber effect worktops, plumbing for automatic washing machine, tiled flooring, partly tiled walls, 1 radiator.

Inner Hallway

with airing cupboard housing the oil fired central heating boiler

Bathroom

with panelled bath, shower unit, wash hand basin, independant W.C

FIRST FLOOR

Bedroom 1

3.13 x 3.27 (10'3" x 10'8")

with 1 radiator

Bedroom 2

3.29 x 2.86 (10'9" x 9'4")

with 1 Radiator

Bedroom 3

2.09 x 1.80 (6'10" x 5'10")

with 1 radiator

SECOND FLOOR

Attic Room

4.08 x 2.89 (13'4" x 9'5")

with 'Velux' window
Landing/Store area

EXTERNALLY

Small concerted fore garden.

Concreted rear yard with stone shed housing the central heating oil tank.

Access to rear service lane.

Roadside parking.

SERVICES

Mains water, electricity and drainage.

Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

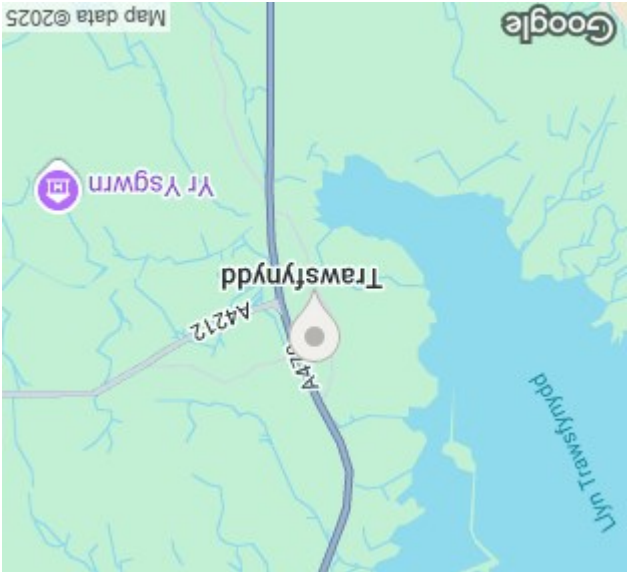






Floor plan Awaited

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.



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		
		40 E	
			78 C