



Tom Parry

Per Lecyn Tyddyn Gwyn, Manod, LL41 4AL
Offers in the region of £350,000

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Nestled in the picturesque area of Tyddyn Gwyn, Manod, this stunning detached house offers a perfect blend of modern living and natural beauty. This impressive residence is set within generous grounds that provide a serene environment, all while boasting breathtaking views of the surrounding mountains.

The property features three well-appointed bedrooms, including a master suite complete with an en-suite bathroom and a walk-in dressing room. An additional bathroom on the ground floor adds convenience for both residents and guests alike. The heart of the home is a spacious kitchen, dining, and living area, designed for both entertaining and everyday family life, creating a warm and inviting atmosphere with the additional benefit of underfloor heating to the ground floor.

For those who appreciate practicality, the house includes a utility room, perfect for managing household chores. A covered balcony area extends the living space outdoors, allowing you to enjoy the stunning views and fresh air in comfort.

Completing this exceptional property is a separate detached garage with an up-and-over door, alongside a tarmacked driveway that provides ample parking for multiple vehicles. This home offers both comfort and elegance in a highly sought-after location.

Internal viewing is highly recommended in order to appreciate this property's charm.

BF1474

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with under stairs store cupboard, tiled flooring, stairs to first floor

Bedroom 1

4.14 x 2.68 (13'6" x 8'9")

with carpet flooring

Bedroom 2

3.14 x 2.67 (10'3" x 8'9")

with carpet flooring

Bathroom

with tiled flooring, shower cubicle, WC, vanity unit, heated towel rail, partly tiled walls

Kitchen/Dining Room/Living Area

6.00 x 5.48 (19'8" x 17'11")

with a raised slate surround fireplace housing a multi fuel stove with timber surround, matching wall and base cupboards, hot and cold stainless steel sink, 'Smeg' gas hob and electric oven with canopy over, partly tiled walls, integrated dishwasher, integrated fridge, downlights, tiled flooring, dual aspect

Utility Room

with floor standing 'Worcester' boiler, fitted shelving, tiled flooring, independent WC, plumbing for automatic washing machine, door out to rear

FIRST FLOOR

Landing

with access to roof hatch

Bedroom 3

4.14 x 3.77 (13'6" x 12'4")

with 1 radiator, carpet flooring, dual aspect

En-Suite

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

Walk In Dressing Room

with 1 radiator, fitted shelving, hanging rails

Living Room

5.49 x 4.48 (18'0" x 14'8")

with 1 radiator, carpet flooring, door opening out to a covered balcony, walk in airing cupboard with hot water cylinder and eaves storage

EXTERNALLY

Spacious grounds surrounds this property. Separate detached garage with up and over door. Tarmacked driveway with ample car parking space. Flagged and gravelled patio area. Tiered lawned garden areas to the rear. Bin store.

SERVICES

Mains water and electricity
Solar panels
Septic tank & rain water soakaway
Oil tank (central heating)
Propane gas bottles (cooker hob)
Underfloor heating to the ground floor
Greywater recycling system

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band 'E'

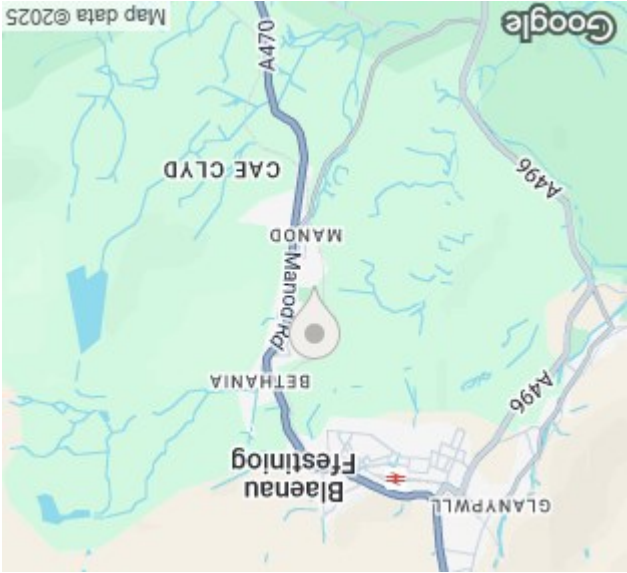






Floor plan Awaited

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	86 B	87 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		