



Tom Parry

Chalet 12 Plas Tan y Bwlch, Blaenau Ffestiniog, LL41 3YU

Offers in the region of £80,000

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Tom Parry & Co are delighted to offer for sale this detached bungalow, situated on a small complex of similar dwellings set within the delightful grounds of 'Plas Tan y Bwlch' which is set in the heart of the Snowdonia National Park, an area renowned for its outstanding natural beauty.

The unspoilt picturesque village of Maentwrog is located approximately half a mile distance and the popular harbour town of Porthmadog approximately 6 miles for shopping facilities and amenities.

BF1475

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with night storage heater

Living Room/Dining Area

5.47 x 3.02 (17'11" x 9'10")

with picture window, sliding patio doors out to balcony, dual aspect, wall lights, carpet flooring

Kitchen

2.81 x 2.59 (9'2" x 8'5")

with hot and cold stainless steel sink, wall and base cupboards, wall mounted gas fired central heating boiler, partly tiled wall, dual aspect

Bedroom 1

3.93 x 2.68 (12'10" x 8'9")

with carpet flooring

Bedroom 2

2.96 x 2.93 (9'8" x 9'7")

with carpet flooring, dual aspect, built in wardrobe

Bathroom

with panelled bath with shower attachment, wash hand basin, WC, partly tiled walls, fan heater

EXTERNALLY

Balcony/Verandah

SERVICES

Mains water, electricity and gas

Private drainage

MATERIAL INFORMATION

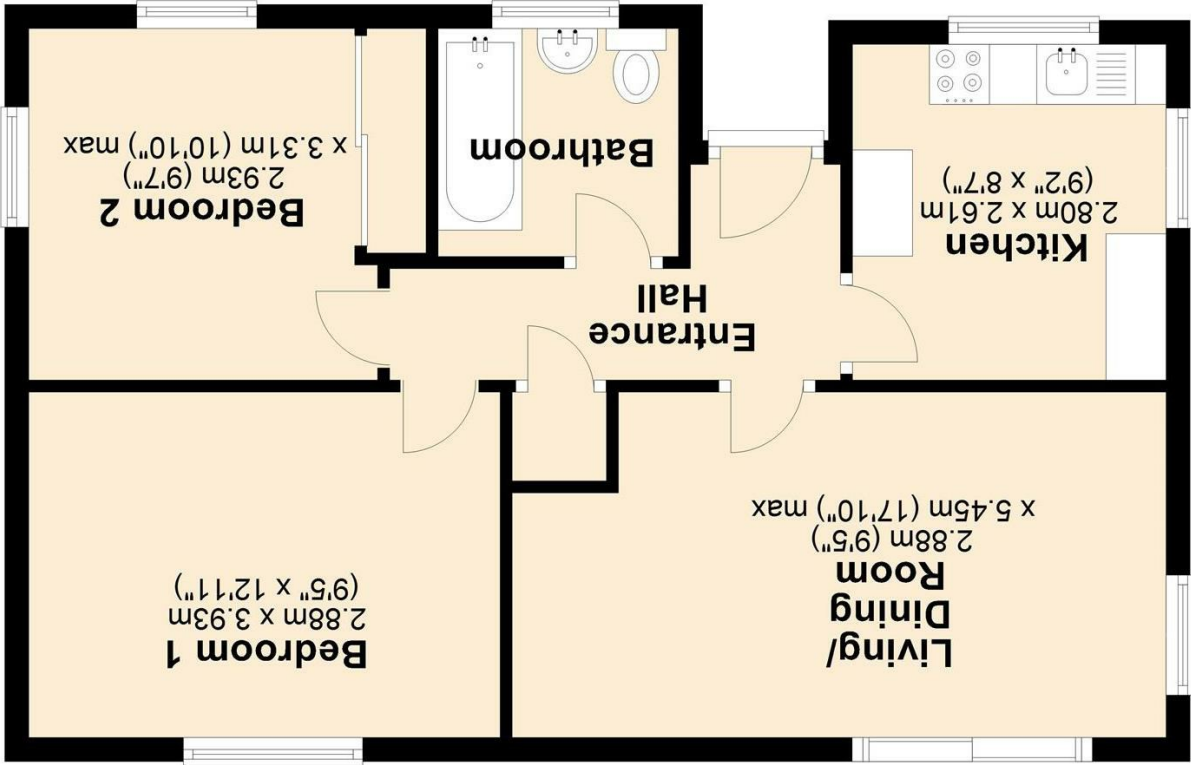
Tenure: Leasehold (935 years approx remaining on the lease)

Ground rent £25 per annum

Council Tax Band 'B'

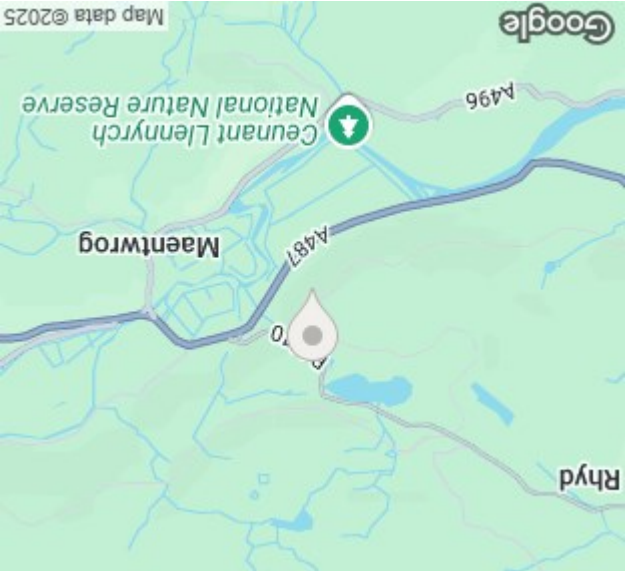






Ground Floor

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		
		18 G	



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.