



Tom Parry

Penceunant Manod Road, Blaenau Ffestiniog, LL41 4AR

Offers in the region of £290,000

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Tom Parry & Co are delighted to offer for sale this charming, three-bedroom detached bungalow offering a delightful blend of comfort and stunning natural beauty, with outstanding views of the surrounding mountains.

Upon entering the bungalow, you will find a spacious reception room that provide ample space for relaxation. The well-appointed conservatory allows for an abundance of natural light, creating a warm and inviting atmosphere throughout the home. The utility room adds practicality, making daily chores more manageable.

The property features three comfortable bedrooms and a bathroom all located on the ground floor ensuring ease of access for all residents. The gas-fired central heating system ensures that the home remains cosy during the cooler months.

Outside, the landscaped gardens offer a serene outdoor space, perfect for enjoying the fresh air and the breathtaking views. Additionally, the off-road car parking space provides convenience and peace of mind.

Viewing is highly recommended in order to appreciate this property's true beauty.

BF1479

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Glazed Entrance Hallway

L Shaped Living Room/Dining Room

7.57 x 5.80 (24'10" x 19'0")

with slate surround fireplace with coal effect mains gas fire, 3 radiators, triple aspect, wall lights

Kitchen

4.41 x 3.20 (14'5" x 10'5")

with a range of matching wall and base units with worktops, double oven and hob, partly tiled walls, storage cupboard, 1 radiator

Conservatory

4.40 x 2.66 (14'5" x 8'8")

with 1 radiator, 2 separate doors

Bedroom 1

3.02 x 3.01 (9'10" x 9'10")

with 1 radiator

Bedroom 2

4.24 x 3.01 (13'10" x 9'10")

with built in wardrobes, over head cupboards, dressing table unit, 1 radiator, dual aspect

Bedroom 3

3.21 x 3.01 (10'6" x 9'10")

with built in wardrobes, over head cupboards, dressing table unit, 1 radiator, dual aspect

Bathroom

with panelled bath, shower cubicle, wash hand basin, WC, partly tiled walls, 1 radiator

Utility Room

housing the gas fired central heating boiler
Access to boarded attic space

EXTERNALLY

Attached single garage with up and over roller shutter door

A good sized landscaped gardens surrounds the bungalow laid down mostly to lawn with flower borders, flagged patio area
Tarmacadamed car parking space

SERVICES

All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'D'







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		
		60 D	
			81 B

