



Tom Parry

Coch Gwan , Blaenau Ffestiniog, LL41 4PY
Offers in the region of £335,000

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Tom Parry & Co are delighted to offer for sale this charming three-bedroom detached cottage offers a delightful retreat in a stunning rural setting in Cwm Cynfal. The property boasts a spacious living area complemented by a lovely lean-to conservatory, perfect for soaking in the breathtaking views of the surrounding countryside.

The cottage features three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is conveniently located, ensuring comfort and practicality. A notable highlight of the property is the gentle stream that meanders through the rear garden, creating a serene atmosphere that enhances the natural beauty of the location.

For those who appreciate warmth and character, the solid fuel stove in the living area adds a cosy touch, making it an inviting space to relax in during the cooler months. The property benefits from private water and drainage, along with storage heaters and panel heaters, ensuring a comfortable living environment throughout the year.

Early Viewing is highly recommended.

BF1485

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Glazed Entrance Porch

with tiled flooring opening to the:-

Living Room

7.71 x 4.20 (25'3" x 13'9")

with an attractive stone fireplace housing a solid fuel stove with display plinth, 1 storage heater, exposed ceiling beams, under stairs store cupboard, carpet flooring, stairs to first floor

Kitchen/Breakfast Room

4.03 x 2.95 (13'2" x 9'8")

with hot and cold sink unit, base cupboards, marble effect worktops, kitchen island, double oven, electric hob, exposed ceiling beams, downlights, plumbing for automatic washing machine, 1 storage heater

Utility Room

3.17 x 2.13 (10'4" x 6'11")

with quarry tiled flooring, 1 storage heater, water filter, fitted shelving, door out to rear

Lean to Conservatory

2.68 x 6.01 (8'9" x 19'8")

with tiled flooring, panel heater, underfloor heating, door out to side

FIRST FLOOR

Landing

with store cupboard, airing cupboard, hot water cylinder and immersion heater

Bedroom 1

4.66 x 2.68 (15'3" x 8'9")

with carpet flooring, dual aspect, 1 panel heater, built in wardrobes, exposed ceiling beams

Bedroom 2

2.69 x 2.49 (8'9" x 8'2")

with carpet flooring, exposed ceiling beams

Bedroom 3

4.47 x 2.97 (14'7" x 9'8")

with carpet flooring, 1 panel heater, 'Velux' window, dual aspect, exposed ceiling beams

Bathroom

with panelled bath and shower attachment, glass screen, tiled walls, WC, wash hand basin, tiled flooring, exposed ceiling beams, underfloor heating

EXTERNALLY

Front garden area with crazy paved patio

Good sized garden areas surround the property with mature trees and shrubbery and a gravelled seating area

Gentle stream running from rear down the side of the property

Water holding tank

Detached block built garage with double doors - store room with fitted shelving

Car parking space to the front

SERVICES

Mains electricity

Private water and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'E'







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.

