



Tom Parry

Bryn Awelon Belle Vue, Blaenau Ffestiniog, LL41 4NU

Offers in the region of £310,000

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Tom Parry & Co are delighted to offer for sale this charming three-bedroom detached bungalow offering a delightful retreat with breathtaking views of the surrounding mountains and the serene Stwlan Dam. The property boasts a well-designed layout, featuring a welcoming reception room that invites natural light and warmth, creating a perfect space for relaxation and entertaining.

The bungalow is complemented by a beautifully landscaped garden, which encircles the home and showcases vibrant flower borders, mature trees, and lush shrubs. This outdoor haven provides an ideal setting for enjoying the tranquil surroundings and soaking up the spectacular views from both the front and rear seating areas.

In addition to the comfortable living spaces, the property includes a practical utility room and a convenient store shed, catering to all your storage needs. The tarmacadamed driveway leads directly to the bungalow, offering ample parking space for residents and guests alike.

This delightful home is perfect for those seeking a peaceful lifestyle in a stunning natural environment, making it an excellent opportunity for families or individuals looking to embrace the beauty of the Welsh countryside. With its combination of comfort, convenience, and captivating views, this bungalow is truly a gem waiting to be discovered.

Early viewing is highly recommended.

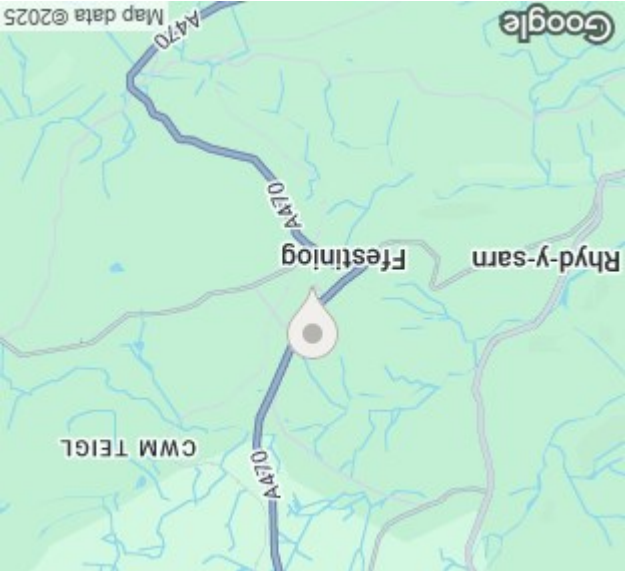
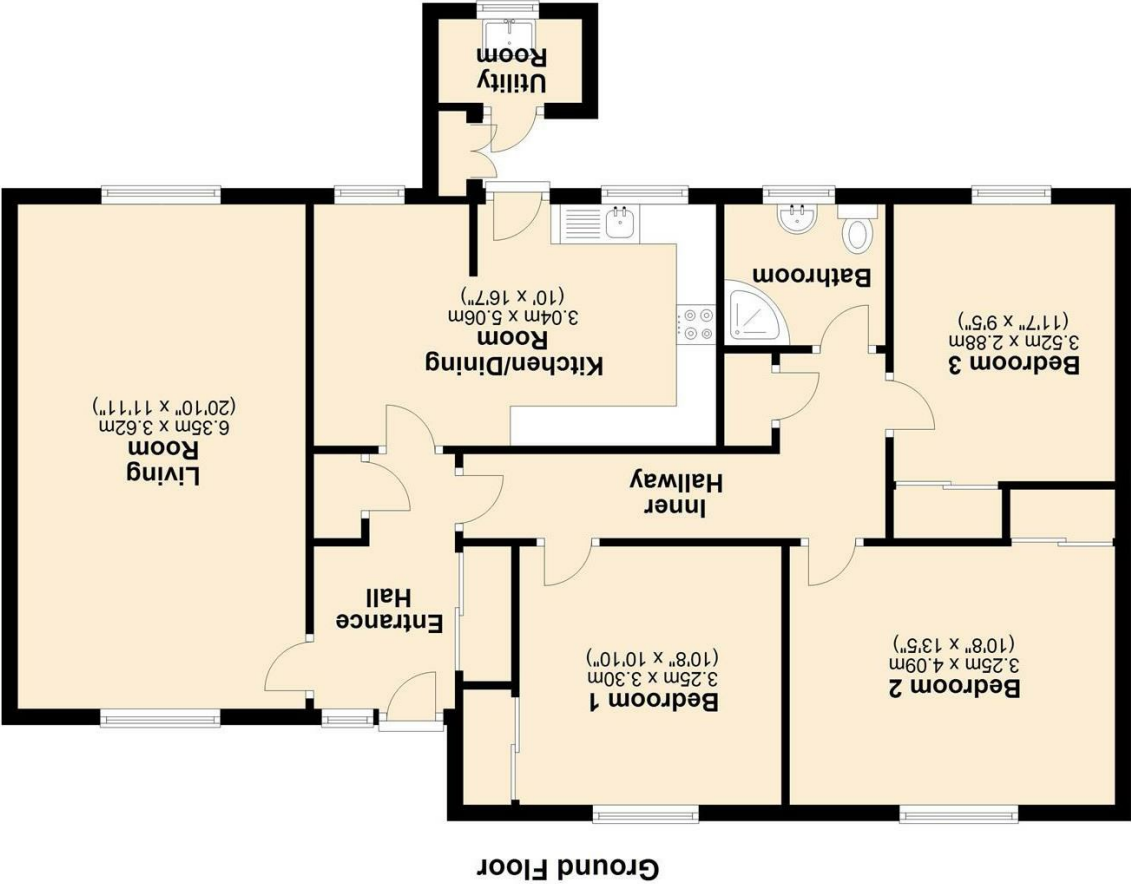
BF1492	Bathroom with shower cubicle, wash hand basin and WC, partly tiled walls, 1 radiator, vinyl flooring
ACCOMMODATION (all measurements approximate)	EXTERNALLY Tarmacadamed driveway leading up to property Ample car parking space Raised lawned garden area to the front with flower borders Landscaped gardens surrounds the bungalow with mature trees and shrubs Store shed Access pathway Spectacular views of the mountains towards the Stwlan Dam
GROUND FLOOR	SERVICES All mains services Gas fired central heating
Entrance Hallway with airing cupboard housing the hot water tank, store cupboard, carpet flooring	MATERIAL INFORMATION Tenure: Freehold Council Tax Band 'C'
Living Room 6.65 x 3.35 (21'9" x 10'11") with electric fire set in hearth with mantle over, 2 radiators, dual aspect, carpet flooring	
Kitchen/Dining Room 3.04 x 5.06 (9'11" x 16'7") with hot and cold stainless steel sink, matching wall and base cupboards, worktops, glass partition, part vinyl part carpet flooring, door out to rear	
Utility Room with plumbing for automatic washing machine, sink unit, store cupboard	
Inner Hallway with store cupboard and fitted shelving, 1 radiator	
Bedroom 1 3.26 x 3.24 (10'8" x 10'7") with carpet flooring, 1 radiator, built in wardrobe with sliding door	
Bedroom 2 3.52 x 3.38 (11'6" x 11'1") with carpet flooring, 1 radiator, built in wardrobe with sliding door	
Bedroom 3 2.88 x 3.51 (9'5" x 11'6") with carpet flooring, 1 radiator, built in wardrobe with sliding door	







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	65 D	
39-54	E		
21-38	F		
1-20	G		