



Tom Parry

6 Maes Gwyndy, Trawsfynydd, LL41 4SR
Offers in the region of £155,000

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Tom Parry & Co are delighted to offer for sale this delightful three-bedroom semi-detached house on Maes Gwyndy offering a perfect blend of modern comfort and traditional appeal. The property is well presented and tastefully decorated throughout, making it an inviting home for families.

The property features a spacious and modern fitted kitchen, ideal for culinary enthusiasts and family gatherings. The living room/dining room, enhanced by a multi-fuel stove, provides a warm and cosy atmosphere, perfect for relaxing evenings. The property boasts one well-appointed bathroom, ensuring convenience for all residents.

Outside, the front and rear gardens offer delightful outdoor spaces for gardening, play, or simply enjoying the fresh air. The gardens are a wonderful extension of the home, providing a tranquil setting for relaxation or entertaining guests.

With oil-fired central heating, this property ensures warmth and comfort throughout the year. The combination of modern amenities and classic charm makes this home a truly appealing option for anyone looking to settle in this picturesque area.

Viewing is highly recommended.

Please note there is a Section 157 restriction on the property.

BF1491

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with 1 radiator, blue grey Welsh slate

Living Room

5.70 x 3.61 (18'8" x 11'10")

with fireplace and blue grey Welsh slate hearth housing the multi fuel stove, dual aspect, 2 radiators, laminate flooring

Kitchen/Dining Room

5.53 x 3.90 (18'1" x 12'9")

with hot and cold sink, matching wall and base units, quartz worktops, partly tiled walls, blue grey Welsh slate flooring, triple aspect, door out to rear

FIRST FLOOR

Landing

with airing cupboard, fitted shelving, radiator

Bedroom 1

3.73 x 2.86 (12'2" x 9'4")

with built in wardrobes, 1 radiator

Bedroom 2

3.61 x 3.29 (11'10" x 10'9")

with built in wardrobes, 1 radiator

Bedroom 3

2.68 x 2.27 (8'9" x 7'5")

with 1 radiator

Bathroom

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

EXTERNALLY

Good sized gardens to the front and rear

Flagged and lawned rear garden

Two store sheds

SERVICES

Mains water, electricity and drainage

Oil fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

Please note there is a Section 157 clause on the property







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		76 C
39-54	E	44 E	
21-38	F		
1-20	G		

