



Tom Parry

11 Moel Gwyl, Blaenau Ffestiniog, LL41 4NQ

Offers in the region of £259,950

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Nestled in the picturesque location of Moel Gwyl, Ffestiniog, this charming two-bedroom end of terrace bungalow offers a delightful blend of modern living and stunning natural beauty. The property features two spacious reception rooms, providing ample space for relaxation and entertaining. The open plan kitchen and living area is designed with contemporary aesthetics in mind, boasting a modern kitchen that is both functional and stylish.

The bungalow includes a well-appointed, recently re-fitted bathroom with a walk-in shower, along with an additional independent WC for added convenience. One of the standout features of this home is the fine open views to the front, which showcase the majestic mountain range, creating a serene backdrop for everyday life.

Step outside through the patio doors to discover a lovely rear garden, thoughtfully designed over two levels, perfect for enjoying the outdoors or hosting gatherings. For those with vehicles, the property comes with an allocated car parking space for two vehicles, ensuring ease of access.

Additionally, the loft space is accessible via a drop-down ladder and is equipped with flooring and electricity, offering potential for further development or storage.

Most contents are available to purchase, however the kitchen appliances, blinds, curtains and light fittings are included in the sale, making this property an attractive option for those looking to move in with minimal fuss.

This bungalow is not just a home; it is a lifestyle choice, set in a tranquil area that is rich in natural beauty and charm. Whether you are seeking a peaceful retreat or a place to create lasting memories, this property is sure to impress.

BF1503

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Open Plan Kitchen/Lounge

7.00 x 3.89 (22'11" x 12'9")

with hot and cold stainless steel sink, matching wall and base cupboards, breakfast bar, worktops, 'Beko' oven & hob with hood over, dishwasher, cupboard housing the 'Worcester' boiler, plumbing for automatic washing machine, laminated flooring, downlights, dual aspect, 1 radiator, patio doors out to rear, side door out to rear

Front Sitting Room

4.53 x 3.11 (14'10" x 10'2")

with bay window, laminate flooring, 1 radiator (could be suitable for an additional bedroom)

Bedroom 1

2.81 x 2.66 (9'2" x 8'8")

with laminate flooring, 1 radiator

Bedroom 2

4.02 x 3.01 (13'2" x 9'10")

with laminate flooring, 1 radiator

Bathroom/Shower Room

with a spacious enclosed shower cubicle, vanity unit, WC, heated towel rail, fully tiled walls, downlights, glazed store cupboard, tiled flooring

Independent WC

with wash hand basin, laminate flooring, fuse box

EXTERNALLY

Rear garden on two levels with a flagged patio area, steps up to a further gravelled area with flower borders and seating space

Gated side access to rear

Allocated car parking space for 2 vehicles to the front

SERVICES

All mains services

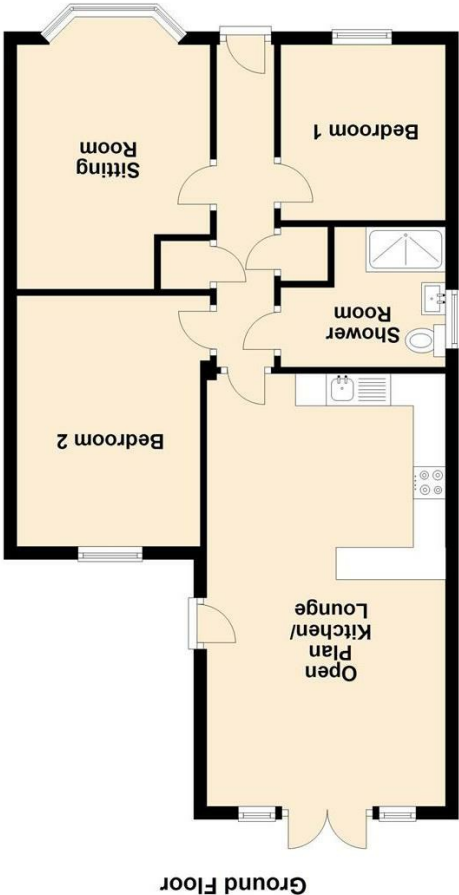
MATERIAL INFORMATION

Tenure: Freehold

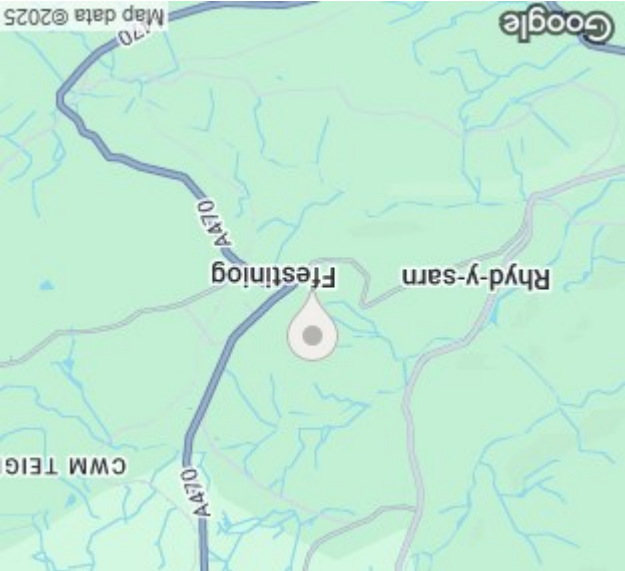
Council Tax Band 'C'







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	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.