



Tom Parry

Eryl 1 Pengwern Villa, Blaenau Ffestiniog, LL41 4NY

Offers in the region of £190,000

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Tom Parry & Co are delighted to offer for sale this impressive three-storey, semi-detached, spacious residence with stunning panoramic views of the surrounding countryside. With six generously sized bedrooms and three inviting reception rooms, this property provides ample space for all your needs.

The ground floor features a welcoming layout, perfect for family gatherings or social events. The conservatory adds a delightful touch, allowing natural light to flood the space while providing a serene spot to enjoy the picturesque views. The first floor is home to a well-appointed bathroom, ensuring convenience for the household.

The property boasts a substantial and mature garden at the front, offering a wonderful outdoor space for gardening enthusiasts or for children to play. While the home is open and spacious, it is in need of some refurbishment and modernisation. This presents a fantastic opportunity for buyers to put their personal stamp on the property and create a home that truly reflects their style and needs.

Internal viewing is highly recommended.

The village of Llan Ffestiniog is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty. It is conveniently located within easy reach of the village shop and the historic slate quarrying town of Blaenau Ffestiniog and harbour town of Porthmadog are approximately 3 and 10 miles distance respectively providing shopping facilities and amenities.

OUR REF: BF1532

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Porch opening to the

Front Sitting Room

3.84 x 3.52 (12'7" x 11'6")

with 1 radiator, opening to the:-

Conservatory

3.48 x 3.00 (11'5" x 9'10")

with 1 radiator

Dining Room

3.61 x 3.33 (11'10" x 10'11")

with 1 radiator, fitted shelving

Kitchen

3.25 x 2.63 (10'7" x 8'7")

with hot and cold sink, matching pine fronted wall and base cupboards, electric oven and hob, partly tiled walls, 1 radiator

Lean to Rear Porch

with work top and plumbing for automatic washing machine

FIRST FLOOR

Bedroom 1

3.58 x 3.41 (11'8" x 11'2")

with 1 radiator

Bedroom 2

2.21 x 1.90 (7'3" x 6'2")

Bedroom 3

3.24 x 3.29 (10'7" x 10'9")

with 1 radiator

Bathroom

with panelled bath, shower cubicle, wash hand basin, WC, partly tiled walls, 1 radiator, airing cupboard housing the hot water cylinder

SECOND FLOOR

Bedroom 4

3.70 x 2.94 (12'1" x 9'7")

with night storage heater

Bedroom 5

2.39 x 2.37 (7'10" x 7'9")

Bedroom 6

3.68 x 3.17 (12'0" x 10'4")

with night storage heater

EXTERNALLY

A substantially sized and mature garden to the front
Concreted rear yard with steps up to flagged patio area with flower borders

Lean to store shed housing the floor standing central heating boiler

SERVICES

Mains water, electricity, gas and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - C







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		77 C
39-54	E	51 E	
21-38	F		
1-20	G		

