



Tom Parry

Llys Aled , Blaenau Ffestiniog, LL41 4AU

£169,500

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Tom Parry & Co are delighted to offer for sale this 2 bedroom semi detached property, situated in a quiet residential location on the fringe of the town. Nestled in the charming area of Cae Clyd, Manod, Blaenau Ffestiniog. The house offers a perfect blend of comfort and stunning natural beauty. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

One of the standout features of this home is the breath-taking views of the Moelwyn Mountain range, which can be enjoyed from various vantage points within the property. The picturesque landscape provides a serene backdrop, making it a wonderful place to unwind and connect with nature.

In addition to the main living space, the property boasts a detached stone workshop, offering ample opportunity for hobbies, storage. This versatile space adds significant value and potential to the home.

Situated on the outskirts of town, this property is located in a desirable area, providing a sense of tranquillity while still being conveniently close to local amenities. Residents can enjoy the best of both worlds, with easy access to the vibrant community of Blaenau Ffestiniog and the stunning Welsh countryside.

Mains Gas to the property .

BF1536

ACCOMMADATION
All Measurements are approximate

GROUND FLOOR

Entrance Hallway
with solid oak floor and radiator.

Externally
Parking space to the front.
Steps leading to a small gravelled fore garden and side path.
Slate flagged rear yard with lean to store shed and log store.
Steps leading to the sloping rear garden with superb views towards the Moelwyn mountain range
Detached stone and slate shed/workshop

Lounge/ Dining Room
6.35 x 3.65 (20'9" x 11'11")
with exposed stone fire place housing a multifuel stove (serving the central heating System), laminated flooring with two radiators, stairs to the first floor, fitted book shelves, built in glazed cupboard

Services
Mains water, electricity and drainage
Mains gas serving the hob and central heating.
2 solar collector units installed on the front roof slope (supplementing the domestic hot water)

Kitchen / Utility
4.69 x 2.37 (15'4" x 7'9")
with wall and base units, single drainer sink unit, dishwasher, 2 ring gas hob, 2 radiators, quarry tiled floors and door out to rear.

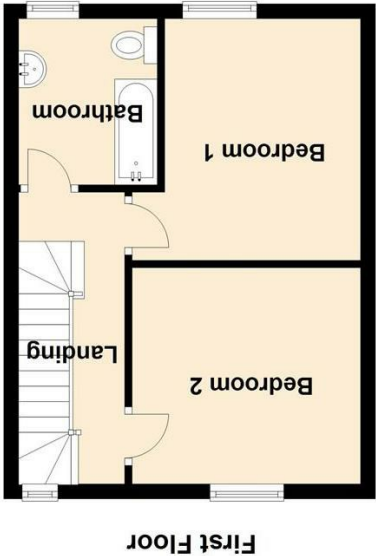
Material Information
Tenure: Freehold
Council Tax Band - A







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		
39-54	E		
21-38	F		
1-20	G		
		67 D	
			79 C