

5 FRON GALED, TRAWSFYNYDD
OFFERS IN THE REGION OF £139,950
REFERENCE:



- ATTRACTIVE STONE COTTAGE
- SUPERB LAKE VIEWS
- THREE BEDROOMS

- LOG BURNING STOVE
- DOUBLE GLAZING
- EPC RATING - E52

DIRECTIONS

From our Porthmadog office turn right and head up Stryd Fawr. Go over the cob and continue for a further twelve miles along this road to Trawsfynydd. Take the first sign for Trawsfynydd and 5 Fron Galed can be found in the first terrace on the right.

Description

A well presented three bedroom mid terrace cottage located on the edge of Trawsfynydd. With superb lakeside views from the rear. The property would be perfect for a first time buy, holiday home or family home. Electric heaters and double glazing to all main areas. Viewing is recommended to appreciate the space and views the property has to offer. EPC - E52

Entrance Hall

Stairs to first floor. Night storage heater. Electrical switch gear and electric meter. Laminate flooring.

Lounge 4.22m x 6.33m (13'10" x 20'9")

Laminate flooring. Log burning stove. Television point. Double glazing. Understairs cupboard.

Kitchen 4.02m x 2.44m (13'2" x 8'0")

Cooker point with built in extractor hood. Vinyl flooring. Stainless steel sink. Range of wall and base units with matching work surfaces. Night storage heater. Double glazing. Door to rear.

First Floor

Loft access hatch.

Bathroom 2.788m x 2.453m (9'2" x 8'0")

Night storage heater. Wc, wash hand basin, bath with over head shower. Vinyl flooring. Tiled walls. Airing cupboard with hot water tank. Loft access hatch.

Bedroom One 3.39m x 3.28m (11'1" x 10'9")

Double glazing. Views of Llyn Trawsfynydd. Carpeted floors.

Bedroom Two 2.55m x 2.97m (8'4" x 9'9")

Double glazing. Carpeted floors.

Bedroom Three 2.00m x 2.17m (6'7" x 7'1")

Double glazing. Carpeted floors.

Outside

Small enclosed front yard. Patio area to rear with garden. Views of Llyn Trawsfynydd and Snowdonia mountain range. Shed. On street parking to the front.

Services

None of the services were tested by Bob Parry but it was noted that mains water, drainage and electricity were connected. Heating is by way of night storage heaters and a log burning stove in the lounge.

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in Band A. Information from www.voa.gov.uk

Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at porthmadog@bobparry.info



134 High Street, Porthmadog, Gwynedd, LL49 9NW
01766 512 666 | www.bobparry.info | porthmadog@bobparry.info

Whilst we endeavour to make these details as helpful as possible, we do not guarantee their accuracy. Measurements, floorplans and photos should not be relied upon for any use including the purchase of the property. Any interested buyers should make arrangements to inspect the property. Bob Parry Estate Agents & Auctioneers do not themselves test any services connected to any property offered by them for sale or to let.