



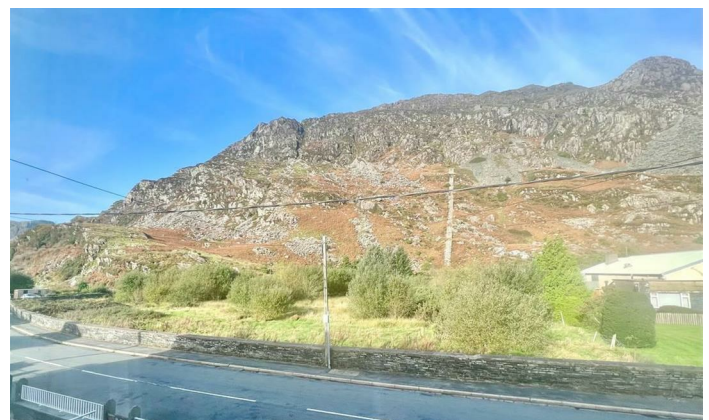
## Cynlas

Blaenau Ffestiniog LL41 3PG

£169,950

A spacious inner terrace 4 bed house in a popular setting on outskirts of the village, enjoying open countryside views.

Conveniently situated in a quiet residential area on the outskirts of Blaenau Ffestiniog within easy access of all local amenities. Offering well presented accommodation over 3 floors comprising reception hall, living room, sitting/dining room, breakfast kitchen, landing, bedroom 1, bedroom 2, bedroom 3, bathroom, Stairs to attic bedroom 4 & study/store room. Gardens to front and rear. Rear detached car garage with workshop and store. Central heating & double glazing.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>





## Location

### Accommodation:

The accommodation affords: (approximate measurements only)

### Reception Hall:

Dado rail; timber and glazed door; staircase leading off to first floor level; radiator; electric meters.

### Lounge:

12'2" x 9'3" (3.71m x 2.84m)

Feature tiled fireplace surround and hearth; gas fire (not tested); double panelled radiator; uPVC double glazed window overlooking front enjoying views; TV point.

### Rear Dining/Sitting Room:

12'6" x 11'7" (3.82m x 3.55m)

Feature Adam style timber fireplace surround with marble hearth and inset; Coal effect gas fire; (not tested); dado rail; telephone point; double panelled radiator; uPVC double glazed window overlooking rear of property. Timber and glazed door leading to rear lobby and built-in under stairs storage cupboard with light connected, shelving.

### Breakfast Kitchen:

13'9" x 7'1" (4.21m x 2.16m)

Fitted base and wall units with complimentary worktops; 1 1/2 bowl sink with mixer tap; gas cooker point; plumbing and space for automatic washing machine; breakfast bar; leaded glazed wall cupboards; space for fridge freezer; built-in broom cupboard with shelving and storage cupboards above; timber and glazed rear door; uPVC double glazed windows to rear and side elevation.

### First Floor



### Spacious Landing:

Further staircase leading off to second floor level; skylight window; built-in boiler cupboard housing Worcester combi-boiler for central heating and hot water, linen shelving and hanging space; under stairs storage cupboard.

### Rear Bathroom:

7'1" x 8'2" (2.17m x 2.49m )

4 piece suite comprising panelled bath, corner shower enclosure, pedestal wash hand basin, low level WC; half tiled walls; uPVC double glazed window; double panelled radiator.

### Bedroom 1:

10'3" x 9'10" (3.13m x 3m)

Double panelled radiator; uPVC double glazed window overlooking rear.

### Bedroom 2:

8'11" x 11'1" (2.74m x 3.4m)

uPVC double glazed window overlooking front with open aspect and views to rock face and surrounding countryside; double panelled radiator.

### Bedroom 3:

7'8" x 6'4" (2.36m x 1.94m)

Radiator; uPVC double glazed window overlooking front with similar views.

### Staircase leading off to second floor level:

eaves storage cupboard; velux double glazed window overlooking rear

### Bedroom 4:

9'10" x 9'10" (3m x 3m)

2 velux style double glazed windows overlooking rear with countryside and mountain views; strip-light. Currently used as study/recreation room.

### Study and Eaves Storage Area:

3'3" extending to 6'5" x 15'11" maximum (1 extending to 1.96m x 4.87m maximum)

Eaves storage cupboard; shelving.

### Outside:

Large rear enclosed garden mainly grassed with concreted outside seating area, outside lighting, timber and corrugated garage and workshop with power and light connected and rear access.

### Services:

Mains gas, electricity, water and drainage connected to the property.

### Council Tax:

Band 'A' - Gwynedd County Council

### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)


### Directions:

Continue along A470 from Dolwyddelan into Blaenau Ffestiniog. At roundabout take 2nd exit signposted A496 Porthmadog - follow the road round to right and where the road bears sharply left continue right towards Glan y Pwll workshops - continue left over railway crossing - passing the King's Head on right and Cynlas will be viewed on left hand side opposite 'Metcalfe' premises.

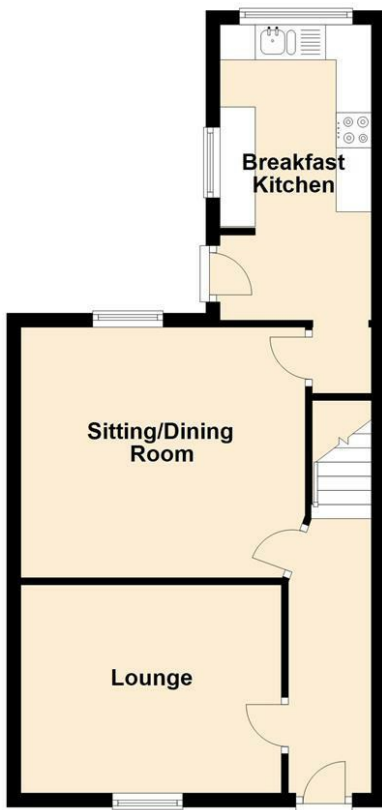
### Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

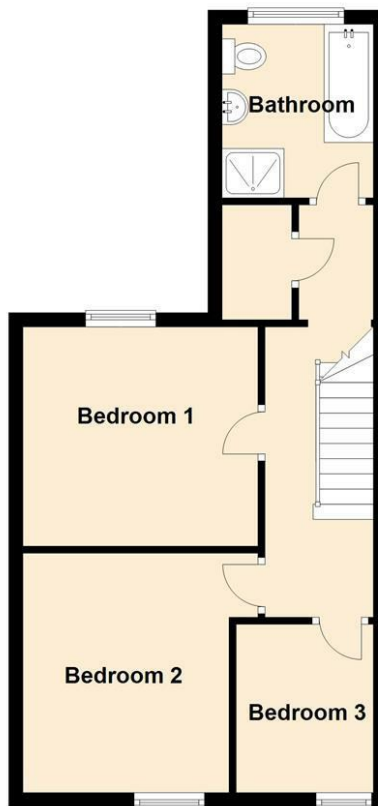


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

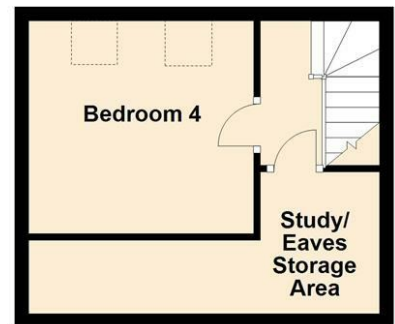
**Ground Floor**



**First Floor**



**Second Floor**



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These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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