



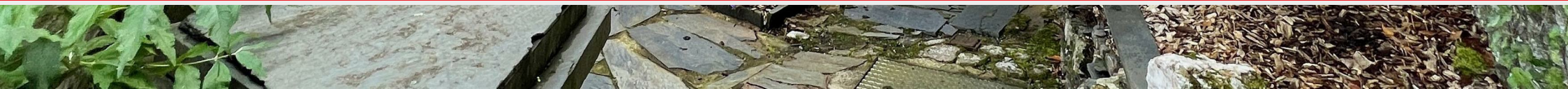
Argraig

Blaenau Ffestiniog | Merionethshire | LL41 4HN

£189,950

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT









# Argraig

Blaenau Ffestiniog | Merionethshire | LL41 4HN

Argraig is a charming, spacious and totally unique 3 bedroom traditional stone built terraced house located in the attractive village of Maentwrog with its river walks and two village pubs. The characterful property is in an elevated position and benefits from lovely valley views.

There is a small courtyard seating area to the front and a charming garden to the rear with a stone outhouse.

Shared parking is available in the lane near the back of the property, on a first come first served basis and a flight of stone steps lead down to the main road where further on road parking is possible.

A Grade 2 listed property, it has retained a wealth of original features blending these successfully with all the conveniences of modern living. There are stone flagged floors, exposed original wooden floorboards, large sash windows and a log burning stove. The property is light and bright throughout with well proportioned rooms and is in a very peaceful tucked away location.

There are three good sized bedrooms, a breakfast kitchen and cosy lounge. Original built in cupboards throughout provide plentiful storage and there is also an extremely large basement with power.

This beautifully presented property will make the new owners a lovely home in a quiet position in this pretty village.

\*\*\*\*Please note subject to a local occupancy restriction section 157 and as such new owners must have lived or worked within the Snowdonia National Park for the last 3 years.\*\*\*\*

- 3 Bedroom period characterful terraced house with valley views and woodland backdrop
- A wealth of attractive original features
- Garden at front and rear plus stone outbuilding
- Large useful basement
- Local Occupancy Agreement Section 157 applies
- Shared parking possible to rear of property
- Elevated position in sought after village with renown pub and easy transport links
- Wood burning stove in feature fireplace
- Grade 2 listed
- NO ONWARD CHAIN





### Entrance Hall

Stone steps lead to the entrance door opening into the welcoming hallway with slate flagged floor and a wooden staircase rising to the first floor. There are doors off to the lounge, kitchen and basement and there are useful understairs cupboards.

### Lounge

14'2" x 11'3" (4.34 x 3.43)

A beautiful well proportioned room with exposed wooden floor boards, log burning stove set in feature fireplace with slate hearth and large sash window to the front.

### Breakfast Kitchen

13'5" x 10'5" (4.11 x 3.18)

With a stone flagged floor and windows to the front and rear, this characterful room has a range of base units and original built in cupboards and pantry. There is space for a cooker, space for under counter fridge, and plumbing and space for a washing machine. There is ample room for a large dining table and chairs.

### Stairs and Landing

A flight of wooden stairs wind up to the spacious landing with attractive exposed floorboards and doors off to the three bedrooms and bathroom. Halfway up the stairs there is a door to the rear garden. On the landing there is a deep storage cupboard.

### Principal Bedroom

14'11" x 10'2" (4.57 x 3.10)

A lovely size double with exposed floorboards and window to the front.

### Bedroom 2

10'0" x 8'3" (3.05 x 2.54)

A further double with exposed floor boards and window to the front.

### Bedroom 3

10'4" x 5'8" (3.15 x 1.73)

A cosy single bedroom with window to the front and exposed floor boards.

### Bathroom

With white suite comprising of wooden panelled bath with shower over and hand basin. There is a window to the rear and a large built in cupboard.

### WC

A separate WC with low level WC.

### Basement

15'10" x 11'6" (4.83 x 3.53)

An extremely large and useful basement with lighting and power and an elevated window to the front.

### Exterior

To the front there is a slate courtyard seating area and path to the front door. To the rear there is a lovely garden and stone outbuilding. A path to the side of the garden and property leads to a shared parking area which is available on a first come first served basis.

### Additional Information

The property is connected to mains electricity, water and drainage. Central heating is solid fuel powered via a back burner.

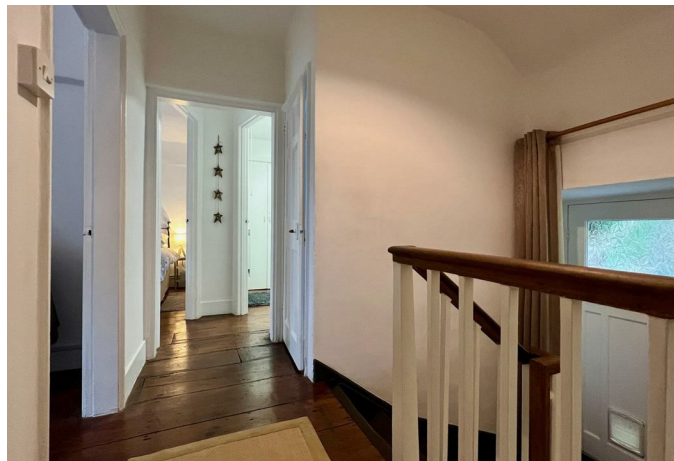
It is Grade 2 listed and as such is EPC exempt. It is council tax band B.

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There is no direct vehicle access to the front of the









property. Being in an elevated location it is reached via a flight of stone steps from the Main Street below. On road parking is available on the Main Street and shared parking is available in the lane near the back of the property, on a first come first served basis.

### **Maentwrog**

Maentwrog lies in the heart of the picturesque Snowdonia National Park renowned for its outstanding natural beauty, perfectly located for all neighbouring towns and villages. The River Dwyryd runs alongside the village. A traditional village and nestled within the Vale of Ffestiniog with the main servicing town of Porthmadog lying approximately 7 miles distant boasting an array of amenities including shops, cafes, restaurants, marina as well as the famous Ffestiniog railway line with links to the popular areas of Portmeirion and Blaenau Ffestiniog.

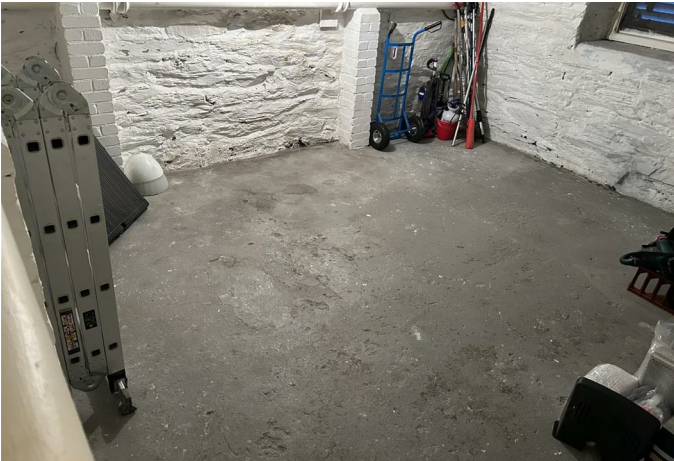
Argraig is within a few minutes walk of the local village pub, 17th century Snowdonia Coaching Inn and bus stop.

### **What three words**

///hothouse.funnels.toolkit







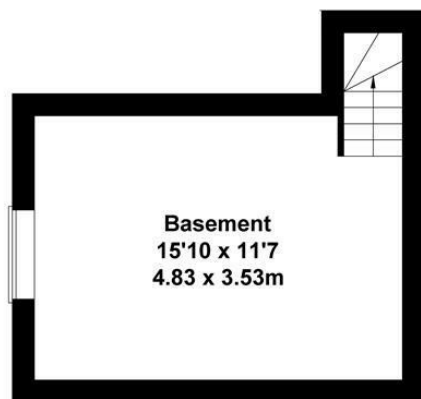




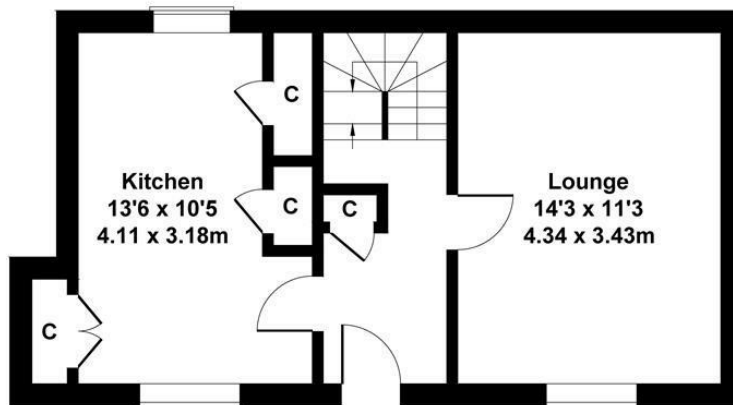


# Argraig

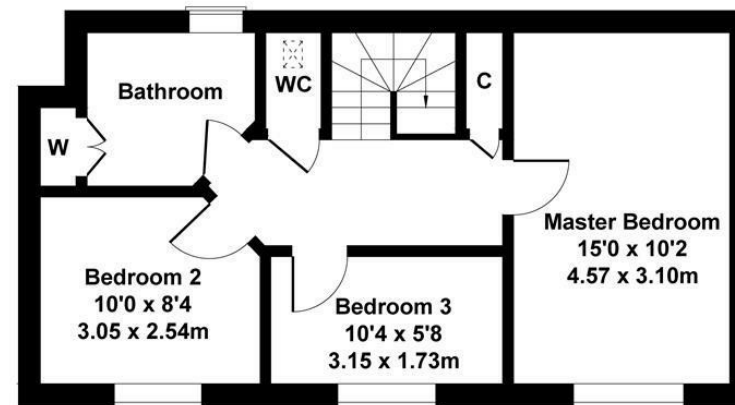
Approximate Gross Internal Area  
1141 sq ft - 106 sq m



**BASEMENT**



**GROUND FLOOR**



**FIRST FLOOR**

Not To Scale For Illustrative Purposes Only.

## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.











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