



Tom Parry

3 Ty Llwyd Terrace, Blaenau Ffestiniog, LL41 4TH

£169,950

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Nestled on the outskirts of the charming village of Trawsfynydd, Blaenau Ffestiniog, this delightful mid-terrace house on Ty Llwyd Terrace presents an excellent opportunity for first-time buyers and families alike. Built in 1880, the property boasts a rich history while offering modern comforts.

The home features three well-proportioned bedrooms, providing ample space for family living. Additionally, a converted attic room adds versatility, making it perfect for a study, playroom, or guest accommodation. The inviting reception room serves as a warm gathering space, ideal for entertaining friends or enjoying quiet evenings with loved ones.

One of the standout features of this property is the raised terrace at the rear, which offers a lovely outdoor space to relax and enjoy the stunning rural views that surround the home. The picturesque landscape provides a serene backdrop, making it a perfect retreat from the hustle and bustle of everyday life.

This fantastic family home is not only a wonderful place to live but also a great investment in a tranquil setting. With its combination of character, space, and beautiful surroundings, this property is sure to appeal to those seeking a peaceful lifestyle in the heart of the Welsh countryside. Don't miss the chance to make this charming house your new home.

Our Ref: BF1570

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with tiled floor and radiator

Lounge/Diner

6.635 x 3.711 (21'9" x 12'2")

with feature LPG log burner effect fire set within stone inglenook fireplace; underfloor heating beneath wood flooring; window to front; under stair cupboard housing controls for underfloor heating for bathroom (currently not connected) and glazed doors to kitchen

Kitchen

1.942 x 4.170

with a range of fitted wall and base units; stainless steel sink and drainer; integrated electric oven and hob and extractor fan over; space and plumbing for slimline dishwasher and washing machine

Lean to Conservatory/Utility Area

with door to garden and space for tumble dryer

FIRST FLOOR

Landing

Bedroom 1

2.432 x 3.637 (7'11" x 11'11")

with exposed original floorboards and door; uPVC sash window to front and radiator

Bedroom 2

2.701 x 2.917 (8'10" x 9'6")

with uPVC sash window to the rear; exposed original floorboards and door and radiator

Bedroom 3

2.703 x 2.045 (8'10" x 6'8")

with with exposed original floorboards and door; uPVC sash window to the front and radiator

Bathroom

with free standing bath with central taps; wall mounted wash basin; low level WC; shower cubicle; dual aspect windows and heated towel

SECOND FLOOR

Attic Bedroom

4.476 x 1.680 (to purlins) (14'8" x 5'6" (to purlins))

with 'Velux' windows enjoying mountain views; carpet flooring and radiator. Note formal staircase access but reduced head height on room entry.

EXTERNALLY

The property has a roadside position at the front.

At the rear, the lean-to conservatory opens to a lower yard that steps up to a timber decking area at the back of the house.

SERVICES

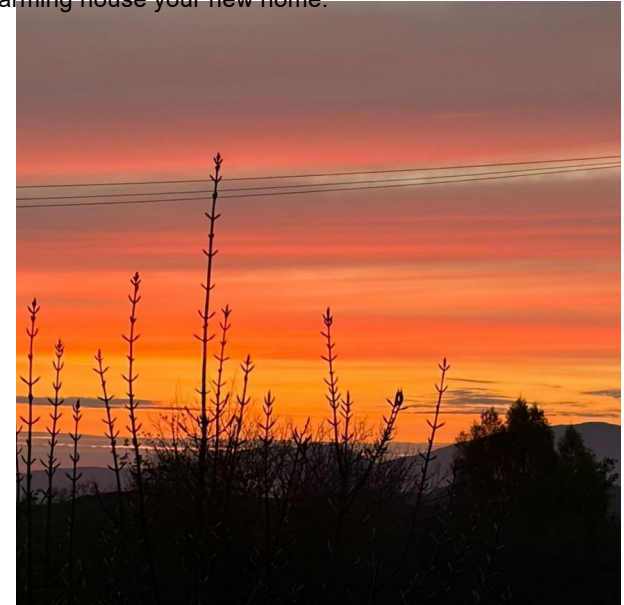
Mains water, electricity and drainage. Oil fired central heating. LPG to fireplace.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band A

No onward chain





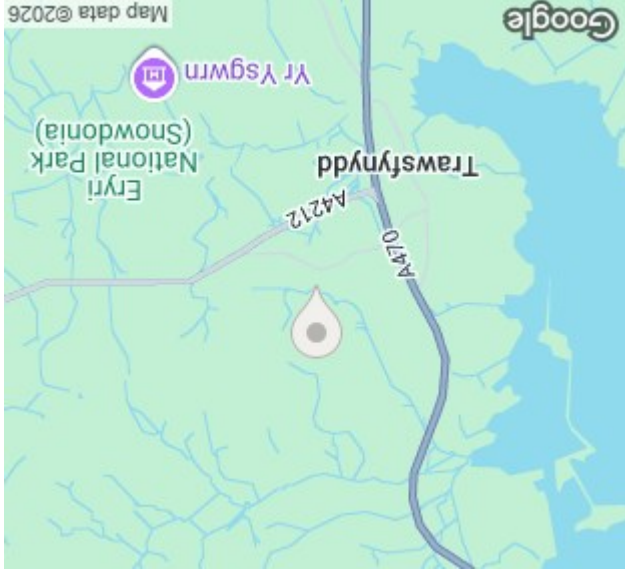
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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

EPC Awaited



Floor plan Awaited