



Tom Parry

Bodwyn Cafe , Blaenau Ffestiniog, LL41 4SF
Offers in the region of £199,950

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Nestled in the charming village of Trawsfynydd, this delightful property presents a unique opportunity for those seeking a modern home with a touch of history. Originally a cafe and coffee house, this residence has been thoughtfully converted and fully renovated and modernised throughout.

The house boasts four spacious bedrooms, providing ample accommodation for families or those wishing to have additional space. The two reception rooms are perfect for entertaining or relaxing, allowing for a versatile living arrangement that can cater to various lifestyles.

The property features a well-appointed kitchen and bathroom and benefits from oil-fired central heating. The exterior includes a concreted rear yard and car parking space.

Well worthy of internal inspection.

Sold with no onward chain.

Trawsfynydd is situated in the heart of the Snowdonia National Park, an area renowned for its outstanding natural beauty. The surrounding area benefits from a variety of outdoor pursuits, including golf courses, fishing, climbing, many scenic country walks, mountain bike centres as well as Zipwires and underground trampolines at Blaenau Ffestiniog.

BF1528

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

cloak room with meter cupboard, toilet with wash hand basin and WC

Lounge

7.25 x 4.55 (23'9" x 14'11")

with carpet flooring, dual aspect

Sitting Room

3.45 x 2.77 (11'3" x 9'1")

with carpet flooring

Kitchen / Breakfast Room

3.44 x 3.15 (11'3" x 10'4")

with hot and cold sink unit, matching wall and base units, oven and hob with hood over, partly tiled walls, oil fired central heating boiler

FIRST FLOOR

Bedroom 1 / Lounge

4.98 x 3.42 (16'4" x 11'2")

with 1 radiator, dual aspect

Bedroom 2

3.33 x 2.82 (10'11" x 9'3")

with radiator

Bedroom 3

3.30 x 3.21 (10'9" x 10'6")

with radiator

Bedroom 4

4.13 x 2.67 (13'6" x 8'9")

with radiator

Office / Study

2.18 x 1.47 (7'1" x 4'9")

with radiator

Bathroom

with panelled bath, shower cubicle, vanity unit, WC, partly tiled walls, radiator

EXTERNALLY

Concreted rear yard and car parking space

Oil storage tank

SERVICES

Mains water, electricity and drainage

Oil fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - A





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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan Awaited