Tom Parry

Arran View, Trawsfynydd, LL41 4SF

£135,000

- Delightful stone cottage
- Beautifully presented
- One bedroom
- Modern kitchen and bathroom
- Garden at rear
- Perfect starter home

Arran View , Blaenau Ffestiniog, LL41 4SF

Nestled in the charming village of Trawsfynydd, this delightful mid-terrace house offers a perfect blend of modern comfort and traditional appeal in the heart of the Snowdonia National Park. Spanning an inviting 614 square feet, the property features a spacious living room that is beautifully finished, providing an ideal space for relaxation and entertaining.

The modern kitchen is well-equipped, making it a joy for any home cook to prepare meals. The bathroom has also been tastefully updated, ensuring that you have all the conveniences of contemporary living. With one generously sized bedroom, this home is perfect for individuals or couples seeking a tranquil retreat.

One of the standout features of this property is the lovely garden at the rear, offering a private outdoor space to enjoy the fresh air and beautiful surroundings. Whether you wish to cultivate your own plants or simply unwind with a book, this garden provides a wonderful escape.

This property is not only a comfortable home but also a fantastic opportunity to embrace the serene lifestyle that Trawsfynydd has to offer. With its picturesque scenery and friendly community, this location is ideal for those looking to enjoy the beauty of the Welsh countryside. Don't miss the chance to make this charming house your new home.

Our Ref: BF1562

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Living Room

4.102 x 4.978 (13'5" x 16'3")

with feature inglenook; under stair storage; exposed beams and carpet flooring

Kitchen

4.767 x 2.076 (15'7" x 6'9")

with a range of modern wall and base units; integrated electric oven with hob and extractor fan over; space and plumbing for washing machine; space for fridge freezer; one and half bowl sink and drainer door to rear; vinyl flooring and part tiled walls

FIRST FLOOR

Landing

with storage cupboard and 'Velux' window

Bedroom

4.727 x 2.804 (15'6" x 9'2")

with carpet flooring

Bathroom

with low level WC; wash hand basin; bath with shower over; part tiled walls; heated towel rail and 'Velux' window

EXTERNALLY

The property has a roadside aspect at the front.

At the rear there are steps up to a garden laid to slate paving slabs and slate shingle with a brickwork shed at the rear. The garden enjoys fantastic mountain views.

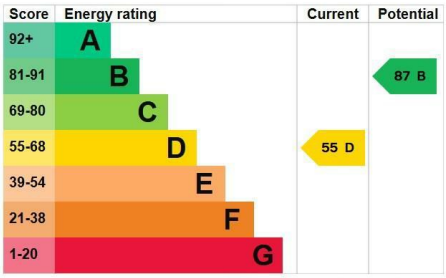
SERVICES

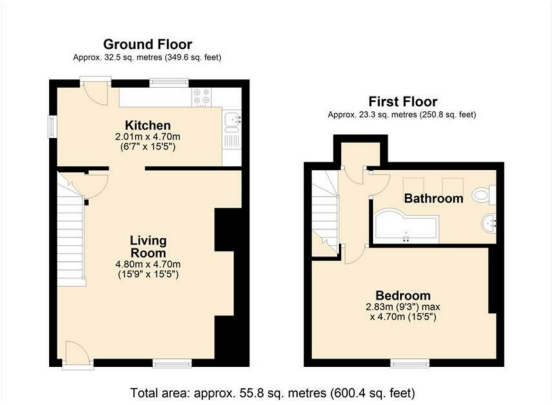
Mains electricity; water and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band A





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.

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