



Tom Parry

12 Dolrhedyn Terrace, Blaenau Ffestiniog, LL41 3SW

£135,000

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Nestled in the charming area of Tanygrisiau, Blaenau Ffestiniog, this delightful end terrace house on Dolrhedyn Terrace offers a perfect blend of character and modern living. Built in 1900, the property boasts a generous living space of 1,442 square feet, making it an ideal home for families or those seeking a peaceful retreat.

The house features two well-proportioned bedrooms. The layout is thoughtfully designed, with a welcoming reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings by the wood-burning stove.

The kitchen is equipped with good storage options, ensuring that all your culinary needs are met while maintaining a tidy and organised space. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the scenic views that surround it, offering a picturesque backdrop that enhances the overall living experience. Whether you are enjoying a morning coffee or unwinding after a long day, the natural beauty of the area is sure to impress.

This charming home is not only a comfortable living space but also a gateway to the stunning landscapes of North Wales. With its blend of traditional features and modern conveniences, this property is a wonderful opportunity for anyone looking to embrace the tranquillity and beauty of Tanygrisiau.

OUR REF: BF1577

ACCOMODATION

GROUND FLOOR

LIVING ROOM

4.14 x 3.62 (13'6" x 11'10")

Cosy character cottage living room featuring an exposed stone fireplace with slate hearth and wood-burning stove, creating a warm focal point to the space. Large picture window fills the room with natural light and offers pleasant green outlooks with uninterrupted view of the surrounding mountains.. Neutral décor and soft carpeting.

KITCHEN

3.90 x 2.21 (12'9" x 7'3")

kitchen featuring a range of light wood-effect units complemented by dark worktops and tiled flooring. The space benefits from excellent natural light through dual windows and offers integrated cooking facilities, ample cupboard storage, and a practical breakfast bar seating area. A well-laid-out kitchen ideal for everyday living.

FIRST FLOOR

BATHROOM

white bathroom suite comprising panelled bath with electric shower and glazed screen, pedestal wash hand basin, and WC. Fully tiled walls and contrasting dark floor tiles create a clean, low-maintenance finish, while the frosted window provides natural light and privacy. A practical family bathroom fitted for everyday convenience.

BEDROOM 1

4.13 x 2.76 (13'6" x 9'0")

Benefiting from dual-aspect windows that provide plenty of natural light and an uninterrupted view of the mountains

BEDROOM 2

2.68 x 2.45 (8'9" x 8'0")

featuring a window providing natural light.

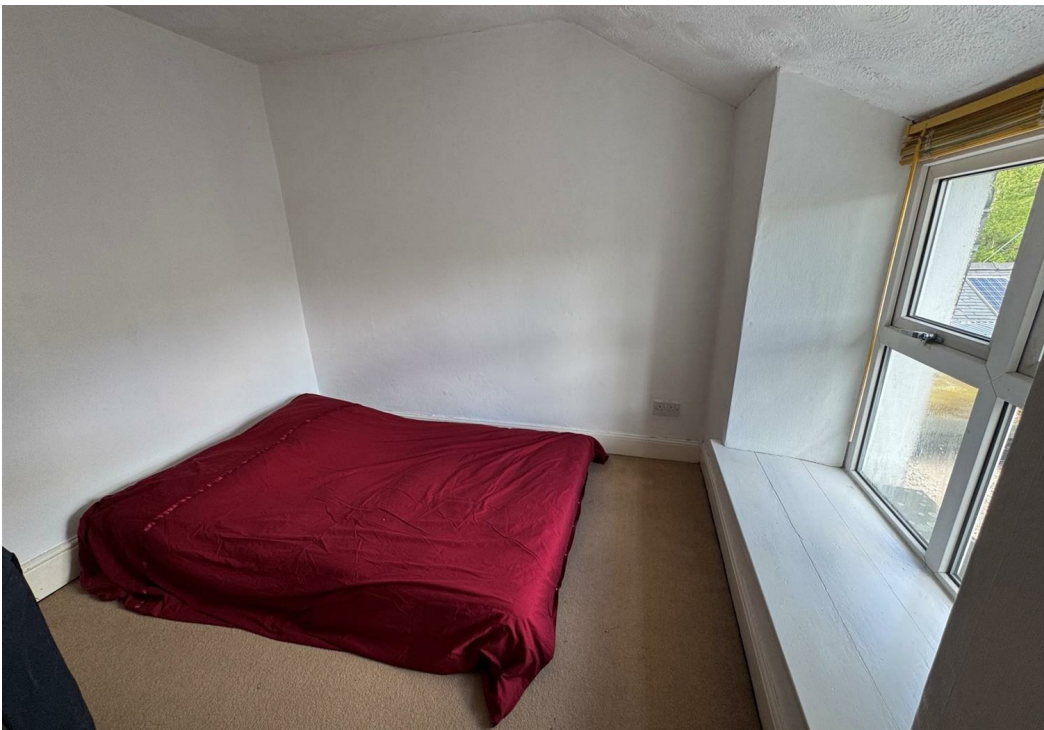
OUTSIDE

With a good-sized front garden enjoying stunning scenic views of the mountains, the property offers an attractive outdoor space perfect for relaxing and taking in the surrounding countryside with parking space available at the bottom. At the back of the house is a rear yard with a gate and a parking space alongside a large detached garage with strip lights and power connected.

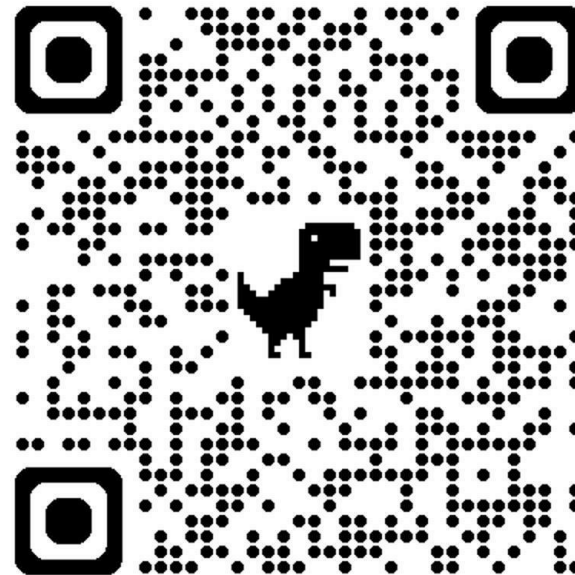
SERVICES

all mains tested





Scan QR Code with your phone or tablet camera and select the link to see a video tour of 12 Dolrhedyn Terrace.





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.

