



Tom Parry

Yr Hen Fanc, Trawsfynydd, LL41 4SE

£259,950

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Tom Parry & Co are delighted to offer for sale this fantastic detached, converted former bank building, Nestled in the charming village of Trawsfynydd. this delightful detached house offers a perfect blend of modern comfort and traditional character. Spanning an impressive 1,227 square feet, the property boasts three well-appointed bedrooms and three bathrooms, making it an ideal family home or a lucrative investment opportunity as a successful holiday let.

The spacious reception rooms provide ample space for relaxation and entertaining, with an abundance of light from the tall feature windows. The modern finishes throughout the home harmoniously complement the traditional features, creating a warm and inviting atmosphere. The well-equipped kitchen, along with a convenient utility room, ensures that all your culinary needs are met with ease.

Set on a generous plot, the property benefits from a large parking area to the side, accommodating a number of vehicles, which is a rare find in this picturesque location. This feature not only adds convenience for residents and guests but also enhances the property's appeal for those considering it as a holiday let.

With its prime location in Trawsfynydd, residents can enjoy the stunning natural beauty of the surrounding area, including nearby mountains and lakes, perfect for outdoor enthusiasts.

Our Ref: BF1557

ACCOMMODATION

All measurements are approximate

Entrance Hallway

with terrazzo flooring and built in storage cupboards

Living Room

3.368 x 6.695 (11'0" x 21'11")

with large feature windows to the front; original timber panelling; brickwork inglenook fireplace enclosing a log burning stove and carpet flooring

Kitchen

3.502 x 3.659 (11'5" x 12'0")

with a range of fitted wall and base units with worktops over; integrated fridge freezer; integrated dishwasher; stainless steel sink and drainer; integrated double oven with hob over; tiled flooring and radiator

Utility Room

with space and plumbing for washing machine; fitted base units with worktops over; floor mounted 'Worcester' boiler and door to rear garden

Dining Room

3.305 x 2.937 (10'10" x 9'7")

with 'French' doors onto rear patio; wood block flooring and radiator

Bedroom 1

2.781 x 3.740 (9'1" x 12'3")

with feature panelled walls; wood block flooring and radiator

En-Suite/Dressing Room

with dressing room leading to en-suite bathroom including shower cubicle; low level WC and washbasin

Bedroom 2

3.506 x 3.344 (11'6" x 10'11")

with feature panelled walls; wood block flooring and radiator

En-Suite

with shower cubicle; low level WC and washbasin

Inner Hallway

Bedroom 3

2.668 x 1.935 (8'9" x 6'4")

with fitted storage cupboards; wood effect vinyl flooring and large window to the front

Bathroom

with shower cubicle; low level WC and washbasin

EXTERNALLY

The property has raised lawns at the front of the house, leading to gated access to the left, into the garden.

The garden is laid to patio with a lovely seating area to enjoy the far reaching mountain views.

At the side of the house there is a large parking area, with space for several vehicles.

SERVICES

Mains water, electricirty and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Business Rates Apply - currently a successful holiday let, meeting the Gwynedd Council criteria of 182 days lettings per annum

No onward chain

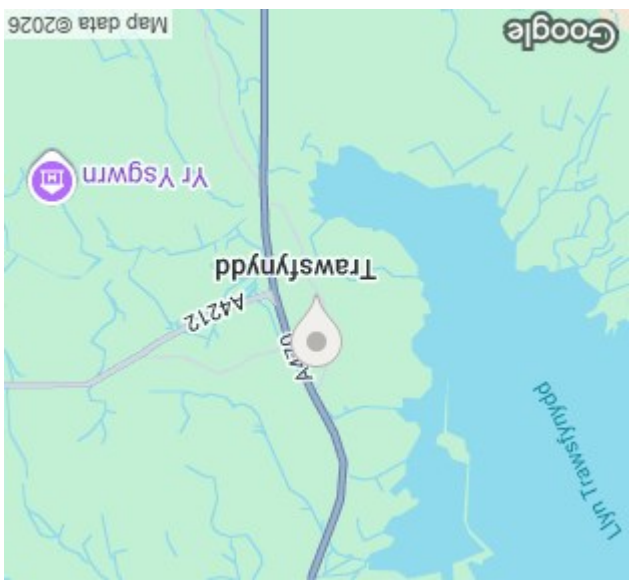






Floor plan Awaited

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		
39-54	E	47 E	79 C
21-38	F		
1-20	G		