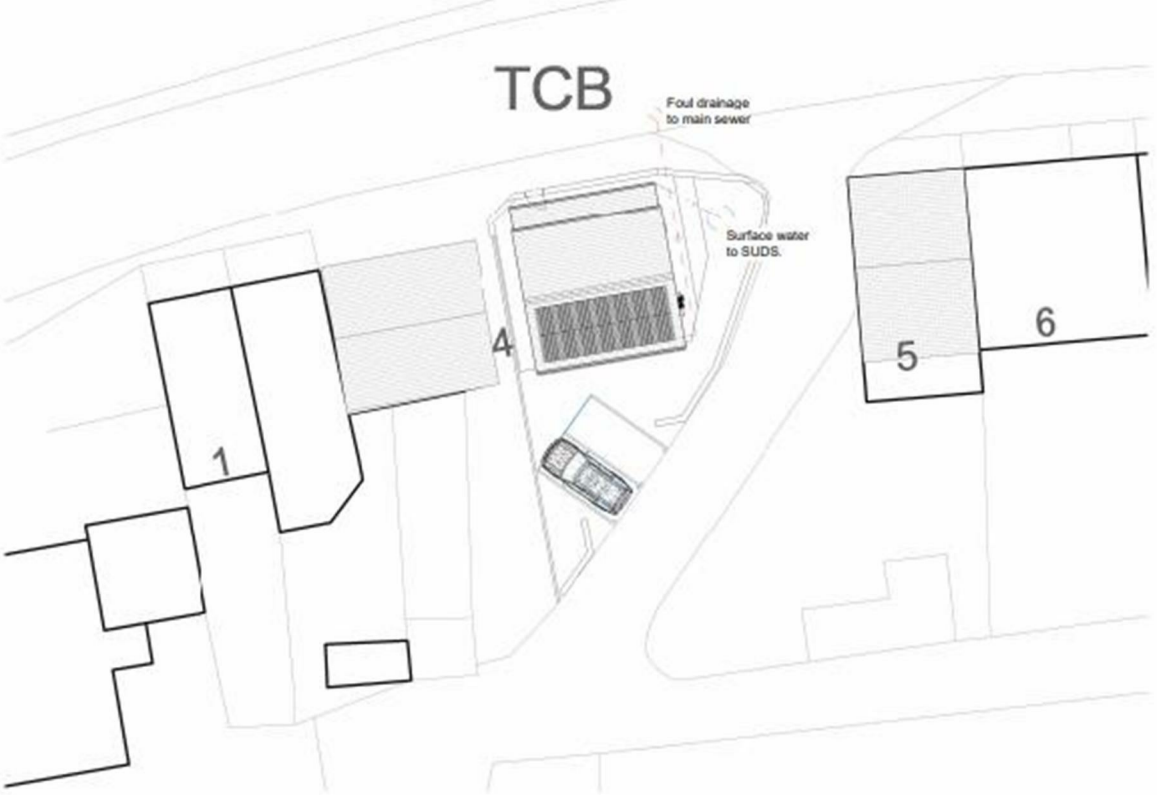


1 **Safle Arfaethedig**
1 : 200



2 **Lleoliad**
1 : 1250



Williams Cyf.
Syrfewyr Adeiladu Siartredig
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(01758) 614444
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RICS

NODIADAU - NOTES

Gogledd

Do not scale this drawing. Contractors must check all dimensions from site. This drawing is copyright.

No.	Description	Date
A	Diweddariad, GIS	27/1/25

TEITL PROSIECT - PROJECT TITLE
Tir ger 3-4 Bryn Tirion, Llan Ffestiniog

TEITL - TITLE
Lleoliad Safle

CLEIENT - CLIENT
Mr G. A. Pue & Mrs. M. Pue

DARLUNIWYD GAN - DRAWN BY GEW
GWIRIWYD GAN - CHECKED BY HEW
DYDDIAD - DATE 04/02/2025 13:08:31

Tom Parry

3-4 Bryn Tirion, Blaenau Ffestiniog, LL41 4PP

£65,000

3-4 Bryn Tirion, Blaenau Ffestiniog, LL41 4PP

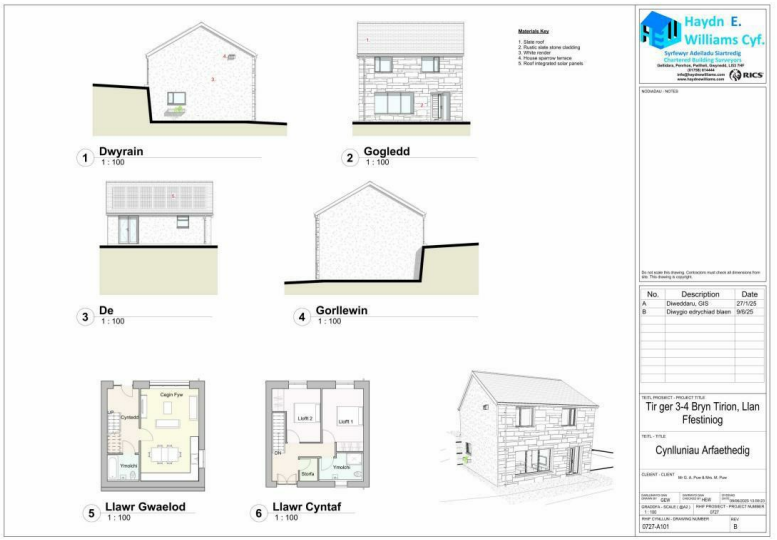
Nestled in the picturesque area of Bryn Tirion, Pant Llwyd, Blaenau Ffestiniog, this building plot offers a unique opportunity for those looking to create their dream home. The land is perfectly suited for the construction of a charming two-bedroom house.

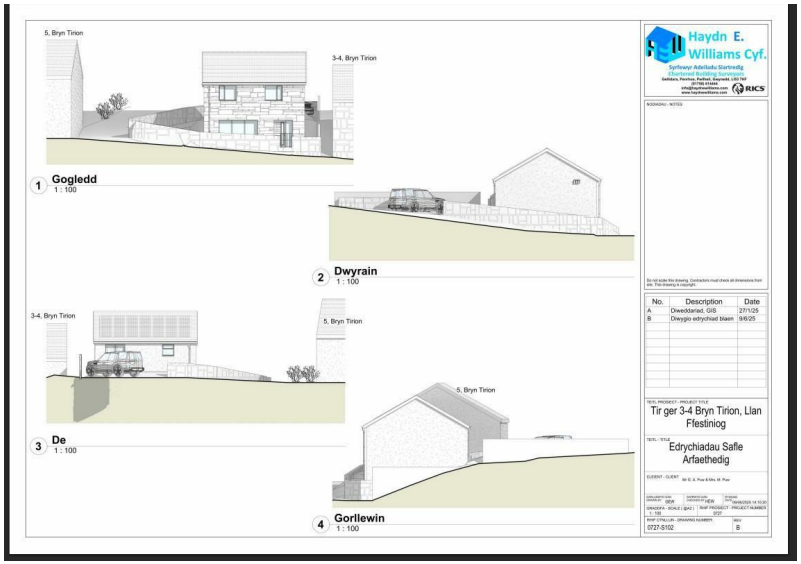
The location is renowned for its stunning natural beauty, surrounded by the breathtaking landscapes of Snowdonia National Park. This area is ideal for outdoor enthusiasts, with ample opportunities for hiking, cycling, and exploring the rich history of the region. The vibrant community of Blaenau Ffestiniog is just a short distance away, providing essential amenities, local shops, and friendly pubs.

This plot presents a blank canvas for your architectural vision, allowing you to design a home that reflects your personal style while taking advantage of the serene surroundings. With the potential for modern living in a tranquil setting, this is an exceptional chance to invest in a piece of land that promises both comfort and a connection to nature.

Whether you are a first-time buyer, a seasoned developer, or simply seeking a retreat in the heart of Wales, this building plot in Bryn Tirion is not to be missed. Embrace the opportunity to build a home tailored to your needs in this enchanting part of the country.

All planning enquiries should be made to the Cyngor Gwynedd Council, Planning reference NP5/59/478A







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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