Tom Parry

4 Uwchlaw Ffynnon, Blaenau Ffestiniog, LL41 4DH

Offers in the region of £83,000

- Full of original character
- Quiet residential area
- Multi fuel stove in living room
- 1 Bedroom accommodation
- Garden & garage
- No onward chain

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Nestled in the charming village of Bethania, Blaenau Ffestiniog, the property is a true gem, showcasing the rich heritage of the area while providing a comfortable living space for its future occupants.

As you step inside, you will be greeted by the warm and inviting atmosphere that this home exudes. The interior boasts a variety of original features that add to its charm, making it a perfect canvas for those who appreciate the beauty of traditional architecture.

At the front there is an attractive patio that gets the afternoon sun. The property is in an elevated position with mountain views to the front and the back. There is easy access to numerous footpaths including the historic and scenic slate workings and mountain lakes

One of the standout features of this property is the garage, providing ample space for parking or additional storage. The garden is another highlight, offering a serene outdoor space where you can relax and enjoy the natural surroundings. Whether you wish to cultivate your own plants or simply unwind in the fresh air, this garden is a wonderful addition to the home.

Located in the picturesque setting of Blaenau Ffestiniog, you will find yourself surrounded by stunning landscapes and a rich cultural heritage. The area is known for its breath-taking scenery and outdoor activities, making it an ideal location for nature enthusiasts and those seeking a peaceful lifestyle.

Our Ref: BF1569

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

Opening to:

Open Plan Kitchen/Living Area

5.46 x 4.06 (17'10" x 13'3")

with feature stone fireplace housing a multi fuel stove; stainless steel sink unit sat within base cupboard; space and plumbing for washing machine; understairs store cupboard and glazed door to the rear

FIRST FLOOR

Landing

with 'Velux' rooflight and window

Bedroom

3.77 x 3.2 (12'4" x 10'5")

with 'Velux' window

Bathroom

with panelled bath with shower attachment; wash basin; low level WC and airing cupboard

EXTERNALLY

The property benefits from a lawned garden to the front with gravelled pathways. There is also an attractive patio that gets the afternoon sun.

There is also a rear yard area with steps up to a detached garage that has access from a rear service lane.

The property is in an elevated position with mountain views to the front and the back. There is easy access to numerous footpaths including the historic and scenic slate workings and mountain lakes

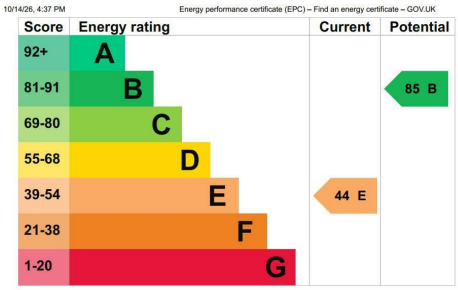
SERVICES

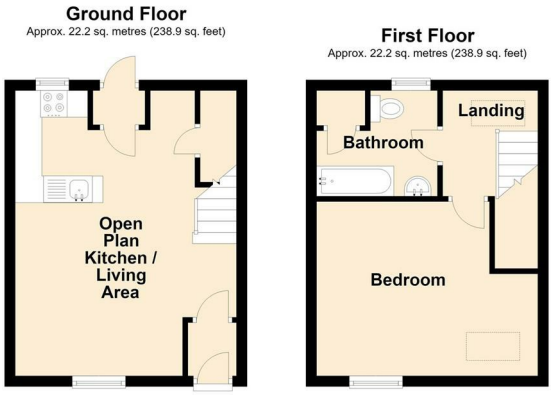
Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band A





Total area: approx. 44.4 sq. metres (477.8 sq. feet)

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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