



19 PEN Y GARREG. LL41 4UE

£135,000

A fantastic opportunity to purchase this extended two bedroom stone build cottage located in the idyllic, picturesque semi rural village of Trawsfynydd within the Eryri National Park (Snowdonia).

Llys Fychan is perfectly positioned in a quiet location, just a short walk from the thriving village centre which includes a local shop/post office, pub and doctor's surgery and is within easy commuting distance of Porthmadog and Dolgellau with regular bus service in place.

The cottage itself has been sympathetically modernised, retaining original features including original slate floor. Also benefitting from double glazing throughout and oil-fired central heating system.

On the ground floor is the entrance hallway, generous lounge/dining room complete with feature fireplace with locally quarried slate surround and multi fuel stove, a well-proportioned modern kitchen with ample cupboard storage, integrated double oven, induction hob with extractor fan above, utility room with extra space for appliances and modern downstairs bathroom with shower over bath, low level WC and wash hand basin.

The second floor has two spacious bedrooms, one of which has direct access to a large, fully boarded attic space with power supply.

To the rear of the property is an attractive garden with breath-taking views out towards the lake and mountains, a recently built garage providing off road parking for a vehicle and ample space for storage, a workshop, separate studio space and summerhouse all with power supply.

There is unrestricted public parking to the front of the property, ideal for families with multiple vehicles.

****Please be advised that properties in the national park which are currently used as a primary residence such as this one cannot be turned into a holiday home/second home without planning permission****

****The vendor has indicated this is a freehold property, this will be confirmed by a solicitor.****