



**Tom Parry**

5 Tyn Y Pistyll, Trawsfynydd, LL41 4TB  
Offers in the region of £117,500

## 5 Tyn Y Pistyll, Trawsfynydd, LL41 4TB

Tom Parry & Co are delighted to offer for sale this charming, well presented, 2 bedroom old quarryman's cottage, situated on the edge of the village Trawsfynydd.

The property has the benefit of oil fired central heating, exposed ceiling beams and a raised garden to the rear. It is currently being run as part of a successful holiday let.

Please note the property can be sold fully furnished.

Viewing is highly recommended.

Trawsfynydd is situated in the heart of the Snowdonia National Park, an area renowned for its outstanding natural beauty. The surrounding area benefits from a variety of outdoor pursuits, including golf courses, fishing, climbing, many scenic country walks, mountain bike centres as well as Zipwires and underground trampolines at Blaenau Ffestiniog.

**BF1437**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Lounge/Diner

6.37 x 3.60 (20'10" x 11'9")

with oil fired log burner set in a surround fireplace, exposed ceiling beams, 1 radiator, stairs to first floor

#### Kitchen

3.67 x 2.77 (12'0" x 9'1")

with hot and cold stainless steel sink, wall and base cupboards with worktops, integrated oven, hob and cooker hood, tiled walls and flooring, oil fired boiler

### FIRST FLOOR

#### Bedroom 1

3.68 x 2.94 (12'0" x 9'7" )

with 1 radiator

#### Bedroom 2

3.27 x 1.88 (10'8" x 6'2")

with 1 radiator, 'Velux' window,

#### Bathroom

with panelled bath, wash hand basin and w.c, 1 radiator, fully tiled walls, 'Velux' window

### EXTERNALLY

Small front fore garden with seating area.  
Rear garden with steps up to a lawned area.  
Oil tank.  
Street parking.

### SERVICES

Mains water, electricity and drainage  
Oil fired central heating

### MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band - Business Rates

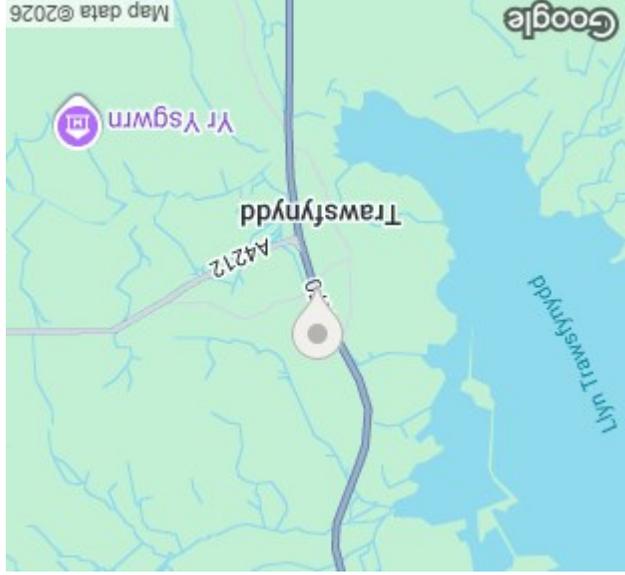






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED 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		
21-38	F		
1-20	G		
		62 D	
			87 B



Floor plan Awaited