



Tom Parry

4 Maes Y Coed, Blaenau Ffestiniog, LL41 4PE
Offers in the region of £210,000

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Nestled in the charming village of Llan Ffestiniog, this delightful detached house on Maes Y Coed offers a wonderful opportunity for those seeking a peaceful lifestyle in a picturesque setting. Surrounded by the stunning landscapes of Snowdonia National Park, the property is ideally suited to those who enjoy the outdoors and the beauty of the surrounding countryside.

The house offers a spacious layout with ample room for comfortable living. Its detached design provides a good degree of privacy, making it an ideal family home or peaceful retreat.

Ffestiniog is a vibrant local community with a range of amenities close by, whilst the surrounding area offers excellent opportunities for walking, cycling and exploring the area's rich industrial and cultural heritage. The renowned Ffestiniog Railway, slate quarries and numerous scenic attractions are all within easy reach.

This property provides the opportunity to enjoy the best of both worlds — the tranquillity of a countryside setting combined with the convenience of local amenities and attractions.

OUR REF: BF1594

ACCOMMODATION

all measurements are approximate

FIRST FLOOR

Entrance Hallway

with window; 1 radiator & door to bathroom; door to lounge

Lounge

4.348 x 5.155 (14'3" x 16'10")

with laminated flooring, 1 radiator

Kitchen/Diner

5.038 x 2.833 (16'6" x 9'3")

modern kitchen with a mix of wall and base units, integrated washing machine, dishwasher, fridge freezer & oven; door to storage cupboard

Bedroom 1

2.25 x 2.28 (7'4" x 7'5")

with carpet flooring; 1 radiator

Bedroom 2

2.549 x 3.392 (8'4" x 11'1")

with carpet flooring; 1 radiator

Bedroom 3

5.07 x 3.97 (16'7" x 13'0")

with carpet flooring; 1 radiator

Bathroom

bathroom suite with Bath & Shower over, wash hand basin & WC, Heated towel rail.

OUTSIDE

Paved seating area, with decking and gravel.

Material Information

Section 106 Local Occupancy Restriction: The property is subject to a Section 106 Agreement restricting occupancy to those who meet the specified local-occupancy criteria.







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.

