



**Tom Parry**

**Bryn Awelon Belle Vue, Blaenau Ffestiniog, LL41 4NU**

**Offers in the region of £273,900**

## Bryn Awelon Belle Vue, Blaenau Ffestiniog, LL41 4NU

Nestled in the charming area of Belle Vue, Llan Ffestiniog, this delightful detached bungalow presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property is ideal for families or those looking to downsize without compromising on space.

As you enter, you are welcomed by a generously sized living room, perfect for relaxation and entertaining guests. The kitchen diner offers a practical space for family meals and gatherings, making it the heart of the home. The layout is both functional and inviting, providing a warm atmosphere for everyday living.

The bungalow is set within large gardens, offering ample outdoor space for gardening enthusiasts or for children to play. The side driveway provides convenient off-road parking, ensuring ease of access for residents and visitors alike.

With its modernisation potential, this property invites you to put your personal touch on it, transforming it into your dream home. Whether you are looking to create a contemporary haven or simply enjoy the existing charm, this bungalow is a canvas waiting for your vision.

In summary, this three-bedroom bungalow in Belle Vue is a rare find, combining spacious living areas, a large garden, and the promise of future enhancements. It is a perfect opportunity for those looking to invest in a property with both comfort and potential. Don't miss the chance to make this lovely bungalow your own.

**BF1492**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Entrance Hallway

with airing cupboard housing the hot water tank, store cupboard, carpet flooring

#### Living Room

6.65 x 3.35 (21'9" x 10'11" )

with electric fire set in hearth with mantle over, 2 radiators, dual aspect, carpet flooring

#### Kitchen/Dining Room

3.04 x 5.06 (9'11" x 16'7" )

with hot and cold stainless steel sink, matching wall and base cupboards, worktops, glass partition, part vinyl part carpet flooring, door out to rear

#### Utility Room

with plumbing for automatic washing machine, sink unit, store cupboard

#### Inner Hallway

with store cupboard and fitted shelving, 1 radiator. There is access to the loft space which has been partially boarded and would offer potential for extending the property into the roof, subject to the requisite statutory consents,

#### Bedroom 1

3.26 x 3.24 (10'8" x 10'7" )

with carpet flooring, 1 radiator, built in wardrobe with sliding door

#### Bedroom 2

3.52 x 3.38 (11'6" x 11'1" )

with carpet flooring, 1 radiator, built in wardrobe with sliding door

#### Bedroom 3

2.88 x 3.51 (9'5" x 11'6" )

with carpet flooring, 1 radiator, built in wardrobe with sliding door

#### Shower Room

with shower cubicle, wash hand basin and WC, partly tiled walls, 1 radiator, vinyl flooring

#### EXTERNALLY

Tarmacadamed driveway leading up to property

Ample car parking space

Raised lawned garden area to the front with flower borders

Landscaped gardens surrounds the bungalow with mature trees and shrubs

Store shed

Access pathway

Spectacular views of the mountains towards the Stwlan Dam

#### SERVICES

All mains services

Gas fired central heating

#### MATERIAL INFORMATION

Tenure: Freehold

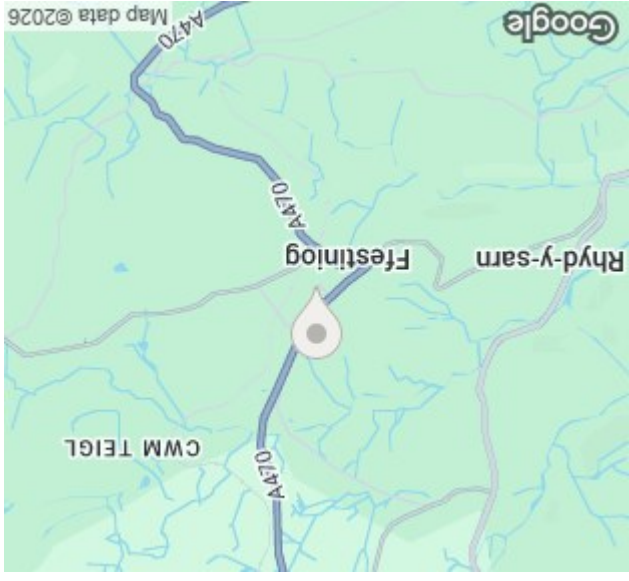
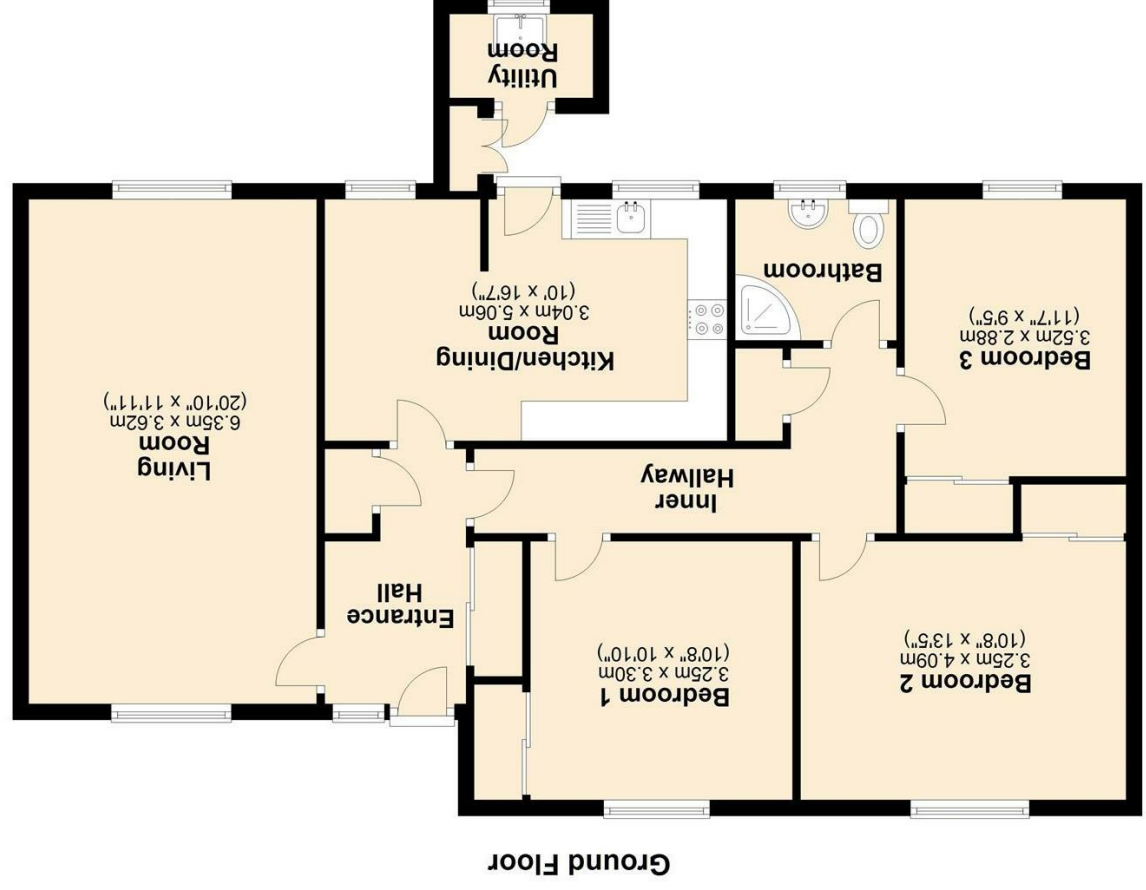
Council Tax Band 'C'







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	65 D	
39-54	E		
21-38	F		
1-20	G		