



Tom Parry

Tan Y Graig , Blaenau Ffestiniog, LL41 3RH

£300,000

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Nestled in the charming village of Tanygrisiau, Blaenau Ffestiniog, this delightful detached house offers a perfect blend of character and modern living. Built in 1900, the property boasts a generous 1,130 square feet of living space, making it an ideal family home.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The four well-proportioned bedrooms offer comfortable accommodation for the whole family, while the bathroom is conveniently located to serve all living areas.

One of the standout features of this property is the generous garden area, which includes a covered seating space, perfect for enjoying the outdoors regardless of the weather. This tranquil garden is an excellent spot for children to play or for hosting summer gatherings with friends and family.

For those with vehicles, the property provides off-road parking, ensuring convenience and ease of access.

With its charming features and fantastic location, this home is not just a property; it is a wonderful opportunity for anyone looking to settle in a picturesque part of Wales. Whether you are a growing family or simply seeking a peaceful retreat, this house in Tanygrisiau is sure to impress.

OUR REF: BF1560

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with generous under stair storage area

Living Room

4.07 x 3.70 (13'4" x 12'1")

with feature exposed inglenook nook fireplace housing a multifuel stove; double doors out to the garden and radiator.

Kitchen/Breakfast Room

4.40 x 2.76 (14'5" x 9'0")

with wooden flooring; a range of wall & base units with worktop over; integrated oven; integrated microwave; 1 1/2 bowl stainless steel sink & drainer; countertop hob with extractor over; part tiled wall/splashback; space for free standing fridge/freezer; radiator; window to rear

Ground Floor Bathroom

with shower cubicle, wash hand basin and heated towel rail and partly tiled walls. Cupboard with plumbing for automatic washing machine.

FIRST FLOOR

Landing

Bedroom 1

3.42 x 2.72 (11'2" x 8'11")

with carpet flooring and radiator

Bedroom 2

2.66 x 2.57 (8'8" x 8'5")

with carpet flooring & radiator

Bedroom 3

4.57 x 2.96 (14'11" x 9'8")

with carpet flooring; dual aspect views and radiator

Bedroom 4

3.80 x 2.77 (12'5" x 9'1")

with carpet flooring & radiator

Family Bathroom

with tiled floor and partly tiled walls; bath, low level W/C and wash basin and radiator.

EXTERNALLY

The property is accessed via a sloping driveway with terraced yard at the front of the house.

There double door access to the garden area which includes a tiered decking/covered seating area; spacious garden with mature shrubs and trees surrounding the boundary

SERVICES

with oil fired central heating; mains electricity; drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D





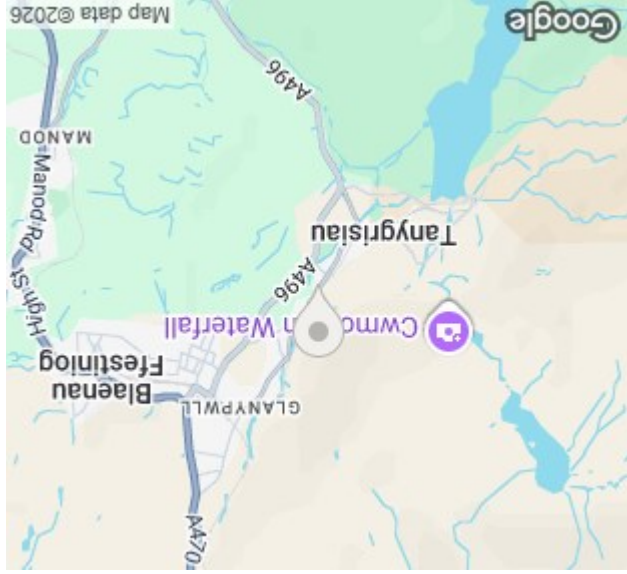
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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

EPC Awaited



Floor plan Awaited