



Tom Parry

Bod Eryl Bryn Glas, Fronwynion Street, Blaenau Ffestiniog, LL41 4SW

Offers in the region of £167,500

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Tom Parry & Co are delighted to offer for sale this delightful mid-terrace residence. With three well-proportioned bedrooms and an additional attic room accessible via a ladder, this property provides ample space for both relaxation and creativity.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The open aspect to the front enhances the sense of space and light, creating a warm and welcoming atmosphere throughout.

Situated in the heart of the village, residents will benefit from easy access to local amenities, making daily life convenient and enjoyable. The property is equipped with oil-fired central heating.

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.

Internal viewing is highly recommended.

OUR REF: BF1559

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

Sitting Room

3.53 x 3.01 (11'6" x 9'10")

with stone fireplace housing the multi fuel stove, 1 radiator

Living Room

3.57 x 3.72 (11'8" x 12'2")

with fireplace housing the multi fuel stove, built in cupboards on either side, 1 radiator

Inner Lobby

with under stairs storage cupboard

Kitchen

2.96 x 2.37 (9'8" x 7'9")

with hot and cold stainless steel sink, matching wall and base units, partly tiled walls, plumbing for automatic washing machine, 1 radiator, door out to rear porch with oil fired central heating boiler

FIRST FLOOR

Bedroom 1

3.45 x 2.80 (11'3" x 9'2")

with fitted wardrobe and cupboards

Bedroom 2

2.49 x 1.87 (8'2" x 6'1")

with 1 radiator

Bedroom 3

3.21 x 3.10 (10'6" x 10'2")

with 1 radiator

Bathroom

with shower cubicle, wash hand basin, WC, built in airing cupboard, 1 radiator

SECOND FLOOR

Attic Room

4.93 x 4.11 (16'2" x 13'5")

with limited headroom, laddered access

EXTERNALLY

Small front foregarden

Concreted rear yard with timber store shed and oil tank

2 store sheds

Access to rear service lane

SERVICES

Mains water, electricity and drainage

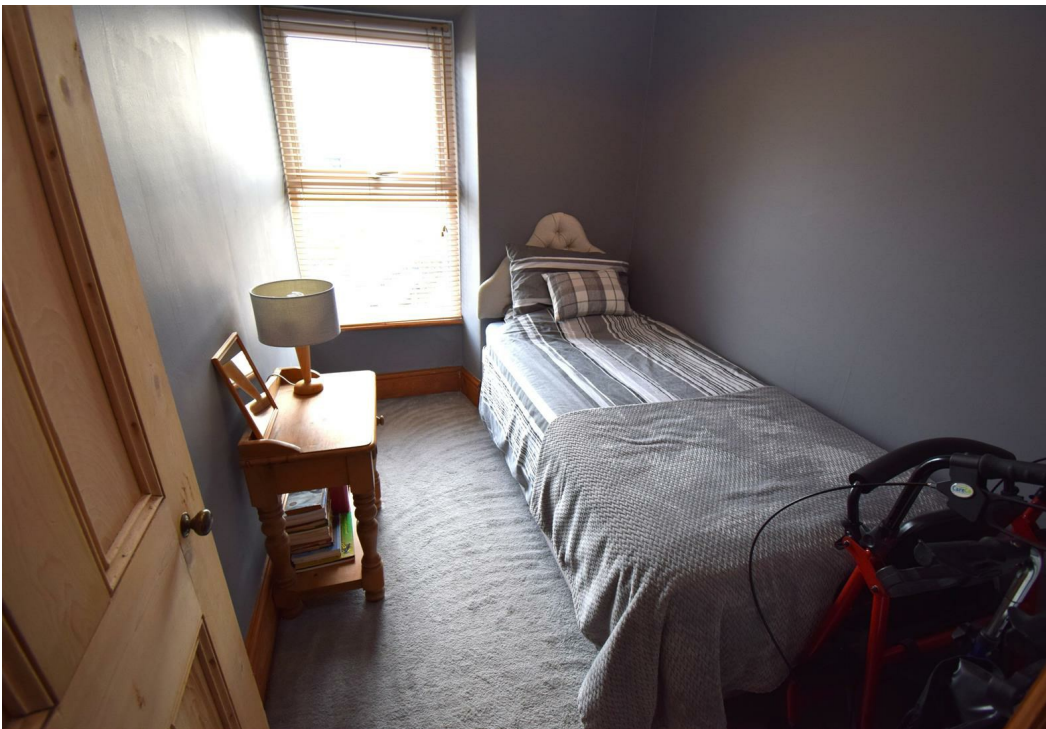
Oil fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - 'A'







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