



Tom Parry

Meirion House Rhiwbryfdir, Blaenau Ffestiniog, LL41 3LE

£140,000

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comprises;

all measurements are approximate

Entrance Hall

A bright and welcoming entrance hallway providing access to the main living accommodation, creating an inviting first impression with natural light and a practical layout.

Living Room

3.356 x 3.355 (11'0" x 11'0")

A spacious and inviting living room featuring an open fireplace with green slate hearth, fitted shelving, and soft carpet flooring. The room benefits from two radiators and plenty of natural light, creating a warm and comfortable space ideal for everyday living.

Study

3.803 x 3.147 (12'5" x 10'3")

A versatile study space featuring fitted shelving and pleasant mountain views to the rear, providing an ideal area for home working, reading, or additional living space.

Kitchen Diner

3.7 x 2.786 (12'1" x 9'1")

The kitchen is fitted with a stainless steel sink and drainer, a range of wall and base units providing ample storage, and an electric oven with gas hob. Additional features include plumbing for a washing machine and a useful cupboard housing the boiler. The space opens into a bright breakfast/dining area, ideal for everyday family living and informal dining.

FIRST FLOOR

Bedroom 1

3.632 x 2.654 (11'10" x 8'8")

A generously sized principal bedroom offering a bright and comfortable space with plenty of room for bedroom furnishings. 1 Radiator

Shower Room

The shower room is fitted with a shower cubicle and

low-level W/C, offering a practical and functional space for everyday use.

Bedroom 2

3.053 x 3.567 (10'0" x 11'8")

A double bedroom suitable for a guest room or home office, with space for storage and a radiator providing heating.

Bedroom 3

2.545 x 2.636 (8'4" x 8'7")

A versatile single bedroom or study, with space for furniture and a radiator for heating.

Bathroom

A functional bathroom comprising a bath, W/C, and wash basin. The room features partly tiled walls and a lino floor

OUTSIDE

Tiled garden at rear with patio with scenic views. Detached garage.

SERVICES

All mains Services.





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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.
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