



Tom Parry

Llys Aled , Blaenau Ffestiniog, LL41 4AU

£165,000

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Tom Parry & Co are delighted to offer for sale this 2 bedroom semi detached property, situated in a quiet residential location on the fringe of the town. Nestled in the charming area of Cae Clyd, Manod, Blaenau Ffestiniog. The house offers a perfect blend of comfort and stunning natural beauty. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

One of the standout features of this home is the breath-taking views of the Moelwyn Mountain range, which can be enjoyed from various vantage points within the property. The picturesque landscape provides a serene backdrop, making it a wonderful place to unwind and connect with nature.

In addition to the main living space, the property boasts a detached stone workshop, offering ample opportunity for hobbies, storage. This versatile space adds significant value and potential to the home.

Situated on the outskirts of town, this property is located in a desirable area, providing a sense of tranquillity while still being conveniently close to local amenities. Residents can enjoy the best of both worlds, with easy access to the vibrant community of Blaenau Ffestiniog and the stunning Welsh countryside.

Mains Gas to the property .

BF1536

ACCOMMODATION

All Measurements are approximate

GROUND FLOOR

Entrance Hallway

with solid oak floor and radiator.

Lounge/ Dining Room

6.35 x 3.65 (20'9" x 11'11")

with exposed stone fire place housing a multifuel stove (serving the central heating System), laminated flooring with two radiators, stairs to the first floor, fitted book shelves, built in glazed cupboard

Kitchen / Utility

4.69 x 2.37 (15'4" x 7'9")

with wall and base units, single drainer sink unit, dishwasher, 2 ring gas hob, 2 radiators, quarry tiled floors and door out to rear.

FIRST FLOOR

Landing

4.49 x 2.56 (14'8" x 8'4")

with loft access hatch and timber extending ladder, fully boarded loft

Bedroom 1

3.25 x 2.74 (10'7" x 8'11")

with fitted wardrobe, radiator

Bedroom 2

3.25 x 3.02 (10'7" x 9'10")

with fitted wardrobe housing the hot water cylinder fitted with immersion heater

Bathroom

with white suite panelled bath and shower attachment, pedestal wash basin, W.C, heated towel rail, plastic panelled walls, mirror and light above wash basin, extractor fan

EXTERNALLY

Parking space to the front.

Steps leading to a small gravelled fore garden and side path.

Slate flagged rear yard with lean to store shed and log store.

Steps leading to the sloping rear garden with superb views towards the Moelwyn mountain range

Detached stone and slate shed/workshop

SERVICES

Mains water, electricity and drainage

Mains gas serving the hob and central heating.

2 solar collector units installed on the front roof slope (supplementing the domestic hot water)

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.

