



# Tom Parry

9 Dinas Road, Blaenau Ffestiniog, LL41 3LR  
Offers in the region of £169,500

## 9 Dinas Road, Blaenau Ffestiniog, LL41 3LR

Tom Parry & Co are delighted to offer for sale this Detached tastefully modernised and well presented, two bedroom cottage, located in the rural village of Rhiwbrydir.

Upon entering, you will find a well-appointed reception room with a feature inglenook fireplace. The newly fitted radiators and underfloor heating provide warmth and comfort during the cooler months, With the new consumer unit lighting and sockets, complete with USB charging points, cater to the needs of modern living. The cottage features uPVC double glazed windows and doors, enhancing energy efficiency and sound insulation.

The two bedrooms are generously sized, providing ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all occupants.

Step outside to discover an attractive rear garden, perfect for enjoying the outdoors. The garden includes a lovely seating area, ideal for al fresco dining or simply unwinding in the fresh air. Additionally, there is a workshop/garage, providing valuable storage or workspace options, along with an off-road parking space for your convenience.

On a quiet Cul-de-sac no through road with direct footpath access to the Moelwynion Mountain range and Cwmorthin Quarry.

Internal viewing if highly recommend in order to appreciate it's charm and beauty.

**OUR REF: BF1537**

### ACCOMMODATION

(all measurements are approximate)

### GROUND FLOOR

#### Living Room

5.13 x 4 (16'9" x 13'1")

with a feature stone inglenook fireplace; newly fitted wall lights, dual aspect windows, laminate flooring (underfloor heating disconnected), new radiator

#### Kitchen

2.76 x 2.74 (9'0" x 8'11")

with a range of fitted wall and base units; Brand new integrated induction hob slimline dishwasher extractor fan and electric oven. stainless steel sink; space and plumbing for washing machine; new radiator, wall mounted gas fired central heating boiler; quarry tiled flooring and glazed door to the rear

### FIRST FLOOR

#### Landing

accessed via open tread staircase

#### Bedroom 1

4 x 3.4 (13'1" x 11'1")

with dual aspect windows, radiator, carpet flooring

#### Bedroom 2

2.74 x 2.73 (8'11" x 8'11")

with dual aspect windows, radiator, carpet flooring

#### Bathroom

with shower cubicle plus a newly fitted shower attachment; wash basin set in vanity; motion sensor LED wall mirror, low level WC; heated towel rail and fitted shelving

### EXTERNALLY

An attractive and landscaped garden to the rear with flagged patio area; lawned areas with mature shrubs

and plants to borders and mature trees.

The property also has the benefit of a large garage/workshop

Off road parking

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band ?







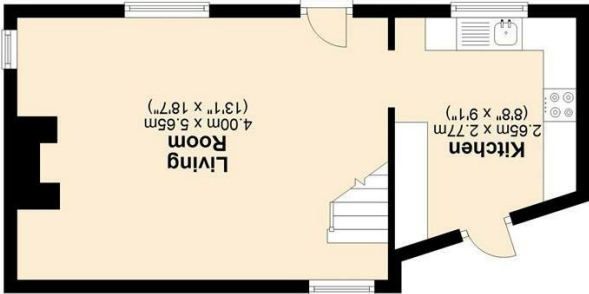
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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First Floor



Ground Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 63 D    | 87 B      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

