



Tom Parry

Bodefryd, Llan Ffestiniog, LL41 4LR

Offers over £299,750

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Tom Parry & Co are delighted to offer for sale this spacious, well-appointed, detached, 4 bedroomed residence situated in the popular village of Llan Ffestiniog, located within the Snowdonia National Park, an area renowned for its outstanding natural beauty.

"Bodefryd" has been modernised and refurbished to a good standard and has the benefit of enclosed garden areas, double garage, store shed and 2 entrances lead to the property with tarmacadam drive providing ample car parking space. With pleasing decor throughout, the property offers a contemporary interior with all the benefits of modern living. The present owners have tastefully upgraded the accommodation to include newly fitted kitchen and bathroom fittings, limestone fireplace with enclosed fire and double glazing.

The property has great potential to be used as a Bed and Breakfast subject to planning.

Internal viewing is highly recommended.

Ref: BF658

Accommodation:- comprises

(all measurements are approximate)

GROUND FLOOR

Entrance Porch

with 1 radiator, opening to the;

Hallway

with stairs to first floor, understairs store cupboard, 1 radiator, telephone point (subject to BT regulations)

Sitting Room

with fitted shelving to 1 wall, 2 radiators, telephone point (subject to BT regulations)

Lounge/Dining Area

with limestone fireplace fitted with enclosed log fire, 2 radiators, 2 wall lights, window seat

Living Room

with attractive fireplace surround fitted with electric fire, wooden flooring, radiator

Kitchen/Breakfast Room

with range of newly fitted wall and base units in "Pebble" colour, including 1½ bowl stainless steel sink unit, plumbing for dishwasher, oak breakfast bar, marble effect work surfaces and tiled surrounds, space for range cooker, extractor hood over, grey wash oak effect vinyl flooring, uPVC double glazed "French" doors into the garden, entrance porch off

Utility Room

with gas fired central heating boiler, fitted shelving, plumbing for automatic washing machine

FIRST FLOOR

Landing

Bedroom 1

with 1 radiator

Boxroom

Bedroom 2

with 1 radiator, T.V. point, telephone point (subject to BT regulations)

Bedroom 3

with 1 radiator, T.V. point

Bedroom 4

with 1 radiator, T.V. point

Bedroom 5

with carpet flooring

Bathroom

with white suite comprising bath, vanity unit and w.c., tiled surrounds, built-in airing cupboard, radiator

Shower Room

with "Insignia" shower enclosure, vanity unit, w.c., radiator

EXTERNALLY

Garden area to the front, side and rear with lawns, gravelled area, paved patio and path, mature trees and shrubbery

Double garage 8m x 5.5m (26'3" x 18'3") and Timber Store Shed 4.26m x 2.43m (14' x 8')

Two entrances and tarmacadamed driveway providing ample car parking space

Coal shed

Separate outside toilet

SERVICES

Mains water, electricity, gas and drainage

Gas fired central heating

Solid fuel stove

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'E'

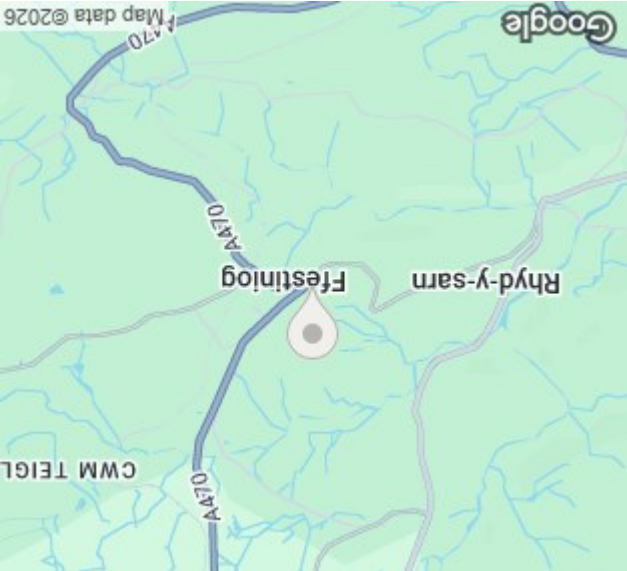






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



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