

## Tom Parry

6 Maes Gwyndy, Trawsfynydd, LL41 4SR Asking price £149,950

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Tom Parry & Co are delighted to offer for sale this delightful three-bedroom semi-detached house on Maes Gwyndy offering a perfect blend of modern comfort and traditional appeal. The property is well presented and tastefully decorated throughout, making it an inviting home for families.

The property features a spacious and modern fitted kitchen, ideal for culinary enthusiasts and family gatherings. The living room/dining room, enhanced by a multi-fuel stove, provides a warm and cosy atmosphere, perfect for relaxing evenings. The property boasts one well-appointed bathroom, ensuring convenience for all residents.

Outside, the front and rear gardens offer delightful outdoor spaces for gardening, play, or simply enjoying the fresh air. The gardens are a wonderful extension of the home, providing a tranquil setting for relaxation or entertaining guests.

With oil-fired central heating, this property ensures warmth and comfort throughout the year. The combination of modern amenities and classic charm makes this home a truly appealing option for anyone looking to settle in this picturesque area.

Viewing is highly recommended.

Please note there is a Section 157 Local Occupancy restriction on the property.

#### BF1491

#### **ACCOMMODATION**

(all measurements approximate)

#### **GROUND FLOOR**

#### **Entrance Hallway**

with 1 radiator, blue grey Welsh slate

#### **Living Room**

5.70 x 3.61 (18'8" x 11'10")

with fireplace and blue grey Welsh slate hearth housing the multi fuel stove, dual aspect, 2 radiators, laminate flooring

## Kitchen/Dining Room

5.53 x 3.90 (18<sup>1</sup>1" x 12<sup>1</sup>9")

with hot and cold sink, matching wall and base units, quartz worktops, partly tiled walls, blue grey Welsh slate flooring, triple aspect, door out to rear

#### **FIRST FLOOR**

#### Landing

with airing cupboard, fitted shelving, radiator

#### **Bedroom 1**

3.73 x 2.86 (12'2" x 9'4")

with built in wardrobes, 1 radiator

#### **Bedroom 2**

3.61 x 3.29 (11'10" x 10'9")

with built in wardrobes, 1 radiator

#### Bedroom 3

2.68 x 2.27 (8'9" x 7'5")

with 1 radiator

#### **Bathroom**

with panelled and shower attachment, wash hand basin and WC, partly tiled walls, heated towel rail

#### **EXTERNALLY**

Good sized gardens to the front and rear Flagged and lawned rear garden Two store sheds

#### **SERVICES**

Mains water, electricity and drainage Oil fired central heating

#### **MATERIAL INFORMATION**

Tenure: Freehold Council Tax Band 'A'

Please note there is a Section 157 clause on the property













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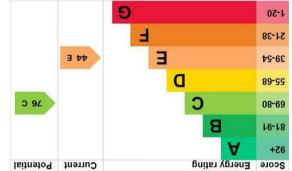






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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







First Floor

