



Tom Parry

Blaenddol , Trawsfynydd, LL41 4SP
Offers in the region of £150,000

Blaenddol , Trawsfynydd, LL41 4SP

Nestled in the charming village of Trawsfynydd, this delightful three-bedroom end terrace house presents a wonderful opportunity for those seeking a project with great potential. The property boasts two inviting reception rooms, with an additional attic room on the top floor offering extra space that can be transformed to suit your needs.

The house features a well-appointed bathroom and an independent WC, ensuring convenience for family living. One of the standout features of this property is the breathtaking open views to the rear overlooking Llyn Trawsfynydd, where you can admire the majestic mountains. This picturesque backdrop provides a serene setting for relaxation and outdoor activities.

The spacious garden at the rear is a true highlight, offering both a lawned area and a concreted space, ideal for summer barbecues or simply enjoying the fresh air. Off-road parking is available, along with a block-built garage and a store shed, providing ample storage space.

While the property is in need of modernisation and refurbishment, it presents tremendous scope for improvement, allowing you to personalise it to your taste and style.

Internal viewing is highly recommended.

BF1500	Bathroom with panelled bath, wash hand basin, WC, built in storage cupboards, water cylinder, 1 radiator
ACCOMMODATION (all measurements approximate)	SECOND FLOOR
GROUND FLOOR	Attic Room 5.07 x 3.15 (16'7" x 10'4") with limited headroom, 'Velux' window, eaves storage
Entrance Hallway with quarry tiled flooring, 1 radiator, stairs to first floor	EXTERNALLY Concreted and lawned rear garden area with superb views overlooking Llyn Trawsfynydd Block built garage Store Shed Oil tank Off road car parking space
Living Room 6.67 x 3.97 (21'10" x 13'0") with quarry tiled flooring, triple aspect, tiled fireplace, 2 radiators, under stairs storage	SERVICES Mains water, electricity Shared private drainage with adjoining properties Oil fired central heating
Dining Room 2.41 x 2.89 (7'10" x 9'5") with radiator	MATERIAL INFORMATION Tenure: Freehold Council Tax Band 'A'
Kitchen 3.42 x 3.21 (11'2" x 10'6") with hot and cold stainless steel sink, wall and base units, tiled flooring, plumbing for automatic washing machine	
Independant WC with wash hand basin, floor standing oil fired boiler Coal store Door out to rear	







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.

EPC Awaited



Floor plan Awaited