



# Tom Parry

Pen Y Mount House , Llan Ffestiniog, LL41 4NS

Offers in the region of £295,000



# Pen Y Mount House , Llan Ffestiniog, LL41 4NS

Nestled in the picturesque village of Llan Ffestiniog, this stunning semi-detached Victorian residence offers a unique blend of original features with plenty of character. With four spacious bedrooms and two well-appointed bathrooms, this home is perfect for families or those seeking a peaceful retreat in the heart of Snowdonia National Park with its spectacular scenery.

As you enter the property, you are greeted by two inviting reception rooms that exude character and charm, making them ideal for both relaxation and entertaining. The independent WC adds convenience for guests and family alike. The home is warmed by gas-fired central heating, ensuring a cosy atmosphere throughout the year.

Set within approximately three acres of land, the property boasts ample outdoor space, perfect for enjoying the breathtaking scenery that surrounds it. The cast iron gates lead you to a private driveway, providing plenty of parking for residents and visitors.

This residence not only offers a beautiful home but also a lifestyle enriched by the stunning landscapes of Snowdonia. Whether you are an outdoor enthusiast or simply seeking a tranquil environment, this property is a rare find. Do not miss the opportunity to make this charming Victorian house your new home.

Early viewing is highly recommended.

**BF1513**

## ACCOMMODATION

(all measurements approximate)

## GROUND FLOOR

### Entrance Porch/Conservatory

5.70 x 2.64 (18'8" x 8'7")

with tiled flooring, exposed stone wall

### Lounge

4.42 x 8.36 (14'6" x 27'5" )

with an impressive fireplace, tiled surround, bay window, carpet flooring, dual aspect, 3 radiators

### Bedroom 4 (rear)

4.62 x 4.02 (15'1" x 13'2")

with mantelpiece housing the gas fire, carpet flooring, dual aspect, 2 radiators

### Shower Room

with enclosed shower, wash hand basin, WC, partly tiled walls, vinyl flooring, 1 radiator

### Through Dining Room

4.76 x 4.11 (15'7" x 13'5")

with mantelpiece and slate hearth, exposed ceiling beam, carpet flooring, 2 radiators

### Inner Hallway

with store cupboard, stairs to first floor

### Kitchen

3.57 x 4.32 (11'8" x 14'2")

with hot and cold stainless steel sink, matching base units, 'Hotpoint' oven and extractor hood, partly tiled walls, exposed ceiling beam, vinyl flooring, under stairs store cupboard, door out to rear porch/conservatory

### Rear Porch/Conservatory

with tiled flooring, plumbing for automatic washing machine, door out to rear

## FIRST FLOOR

### Landing

with built in airing cupboard housing the hot water tank/cylinder, built in cupboard with shelving, 1 radiator

### Bedroom 1 (front)

4.17 x 3.59 (13'8" x 11'9")

with storage cupboard, exposed ceiling beam, carpet flooring, 1 radiator

### Bedroom 2 (side)

3.28 x 3.18 (10'9" x 10'5" )

with fireplace, wash hand basin, carpet flooring, 1 radiator

### Bedroom 3 (front)

4.64 x 4.47 (15'2" x 14'7" )

with mantelpiece and fireplace, wash hand basin, dual aspect, carpet flooring, 1 radiator

### Bathroom

with panelled bath and 'Mira' shower attachment, wash hand basin, bidet, vinyl flooring

### Independant WC

with WC, carpet flooring

## EXTERNALLY

Landscaped gardens surround the property with mature trees and shrubbery.

Cast iron gates lead to the front of the house with a private driveway and ample car parking space.

Seating area to the rear.

Approximately three acres of land.

Store sheds.

## SERVICES

Mains water, gas and electricity

Septic Tank - Private drainage

Gas fired central heating

## MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'E'



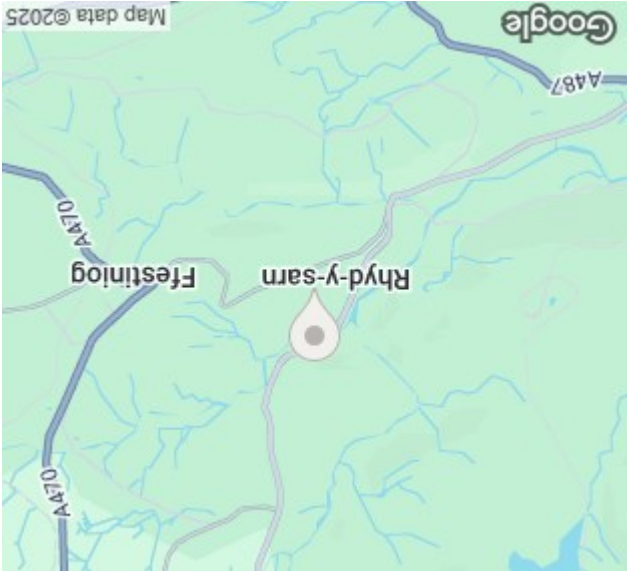
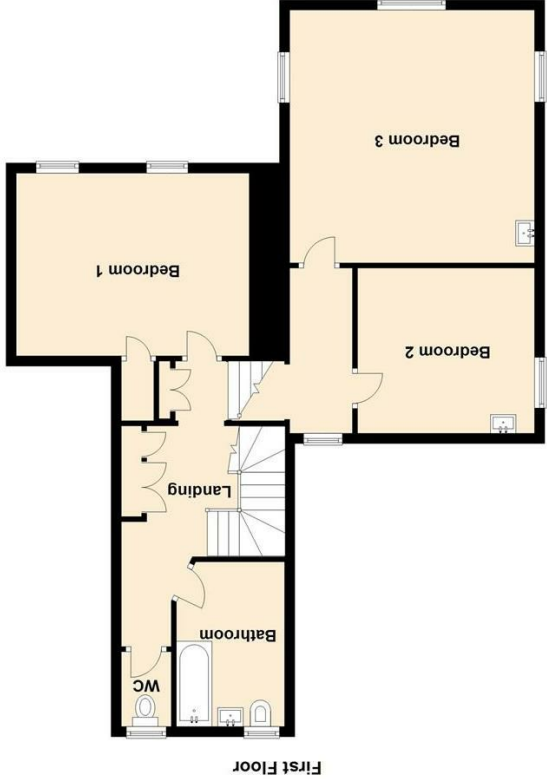








NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED 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             |         |           |
|       |               | 64 D    | 80 C      |