



**Tom Parry**

**Brynlllys , Rhiwbryfdir, LL41 3HS**  
**Offers in the region of £150,000**

## Brynlllys , Rhiwbrydir, LL41 3HS

Tom Parry & Co are delighted to offer for sale this spacious, 3 bedroom, semi detached residence, with a pleasant open outlook to the front.

The property has the benefit of spacious attic room on the second floor, a good sized front garden and seating area, gas fired central heating and uPVC double glazed windows.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns. The town also boasts several mountain biking trails with extreme mountain bike tracks and other adventure attractions such as the Zipworld, Bounce Below and Zip World Caverns. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes.

**BF1440**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Glazed Porch

#### Entrance Hallway

with 1 radiator

#### Living Room/ Dining Room

6.71 x 3.63 (22'0" x 11'10")

with mains gas fire, 1 radiators, central archway

#### Kitchen

4.97 x 2.82 (16'3" x 9'3" )

with hot and cold stainless steel sink, matching wall and base units including gas oven and hob with canopy over, integrated dishwasher and fridge, partly tiled walls, downlights, 'Velux' roof window, laminate flooring, rear hallway with door out to rear

#### Bathroom

with panelled bath, shower attachment, was hand basin and w.c, fully tiled walls, heated towel rail

### FIRST FLOOR

#### Bedroom 1

3.66 x 2.60 (12'0" x 8'6" )

with 1 radiator

#### Bedroom 2

2.65 x 1.80 (8'8" x 5'10")

with 1 radiator

#### Bedroom 3

2.97 x 2.89 (9'8" x 9'5")

with 1 radiator

### SECOND FLOOR

#### Attic Room

4.52 x 4.84 (14'9" x 15'10")

with 'Velux' window

### EXTERNALLY

A spacious and pleasant lawned garden to the front with a flagged patio and seating area.  
Concreted rear yard and store shed.

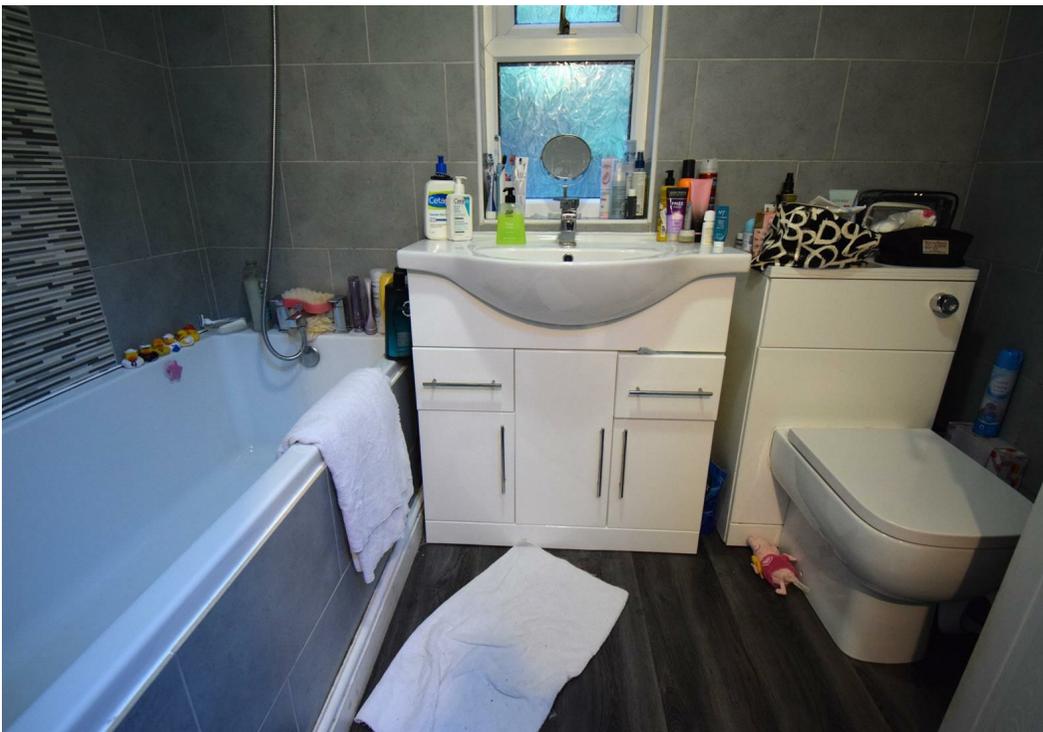
### SERVICES

All mains services  
Gas fired central heating

### MATERIAL INFORMATION

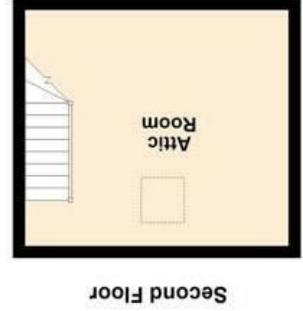
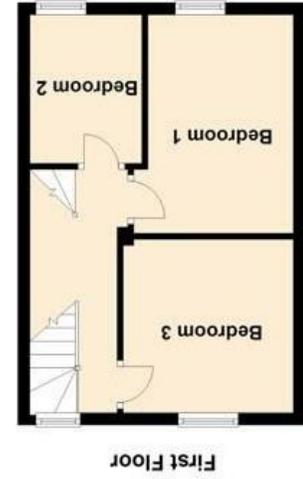
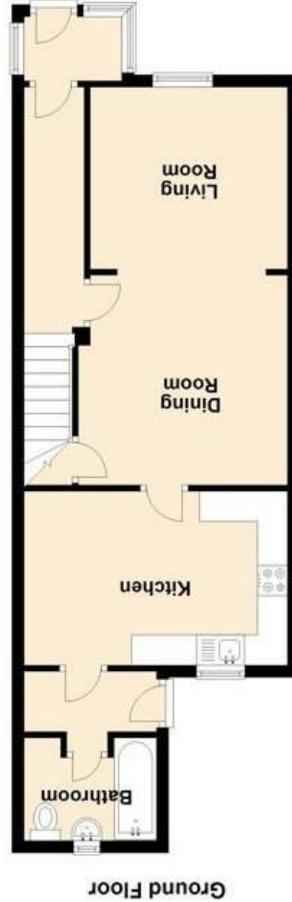
Tenure: Freehold  
Council Tax Band 'B'







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	64 D	73 C
39-54	E		
21-38	F		
1-20	G		

