

Tom Parry

Hill Crest , Blaenau Ffestiniog, LL41 4PW

£350,000

Hill Crest , Blaenau Ffestiniog, LL41 4PW

Nestled in the picturesque location of Pant Llwyd, Blaenau Ffestiniog, this impressive detached house offers a perfect blend of space, comfort, and stunning natural beauty. Spanning an expansive 1,690 square feet, the property boasts four generously sized bedrooms, making it an ideal family home or a retreat for those seeking ample living space.

Upon entering, you will be greeted by three inviting reception rooms, each providing a warm and welcoming atmosphere for both relaxation and entertaining. The large kitchen diner is a true highlight, offering a perfect setting for family meals and gatherings, with plenty of room to accommodate your culinary adventures.

The property features three well-appointed bathrooms, ensuring convenience for all residents and guests. Outside, the beautifully maintained garden provides a tranquil oasis, perfect for enjoying the fresh air and the stunning views of the Moelwyn mountain range. This breath-taking backdrop enhances the charm of the home, making it a delightful place to unwind.

With its spacious layout and picturesque surroundings, this large house in Blaenau Ffestiniog is a rare find. Whether you are looking for a family home or a peaceful retreat, this property offers everything you need for comfortable living in a stunning location. Do not miss the opportunity to make this beautiful house your new home.

OUR REF: BF1581

ACCOMODATION;
All measurements are approximate

GROUND FLOOR

Entrance Hall
with tiled floor

Spacious Hallway
with stairs to first floor, Radiator

Lounge
4.74 x 3.60 (15'6" x 11'9")
with feature timber painted fireplace, tiled hearth, 2 Radiators, UPVC double glazed door to garden, scenic views

Dining room
3.91 x 3.60 (12'9" x 11'9")
with radiator, dual aspect windows & scenic views

Sitting Room
3.91 x 3.17 (12'9" x 10'4")
with timber surround open fireplace and slate hearth, radiator, laminated floor.

Kitchen/Breakfast room
4.72 x 2.66 (15'5" x 8'8")
with a range of modern, gloss finish wall and base units including 1 1/2 bowl stainless steel sink unit, built in double oven, ceramic 4 ring hob and extractor hood over.

independent W.C. & Utility Room
3.5 x 1.82 (11'5" x 5'11")
with wash basin, tiled splash back and tiled floor. Utility room with space for washing machine/tumble dryer,

FIRSRT FLOOR

Spacious Landing
with airing cupboard

Master Bedroom
3.60 x 2.99 (11'9" x 9'9")
with radiator, views, En-suite shower room, with tiled shower enclosure and 'Triton' shower unit, pedestal wash basin, W.C. tiled splach back, radiator, light and shaver point

Bedroom 2
3.6 x 2.24 (11'9" x 7'4")
with 1 radiator

Shower Room
with tiled shower enclosure and 'triton' shower unit, pedestal wash basin and deep built in cupboard

Bedroom 3
3.60 x 3.20 (11'9" x 10'5")
with dual aspect views, radiator

Bathroom
with bath and triton shower over, vanity unit and W.C. Radiaiator

Bedroom 4
5.58 x 2.66 (18'3" x 8'8")
with dual aspect views, radiator

OUTSIDE
Tarmacked drive (with right of way in favour of ''Erw Faen'') and parking areas. Detached workshop (former Garage comprising two rooms, measuring approximately 16.7 x 14.11 and 8.7 x 7.9. Lean-to store with work bench and shelves. Light and power connected. (This building could easily be converted back into a garage if required. (subject to the necessary consents)
attractive lawned garden areas to the front and sides with gravel paths and a variety of mature trees and shrubs.
stone steps leading to a small slate paved terrace
sizeable paved patio providing a pleasant seating area.

SERVICES
all mains tested.















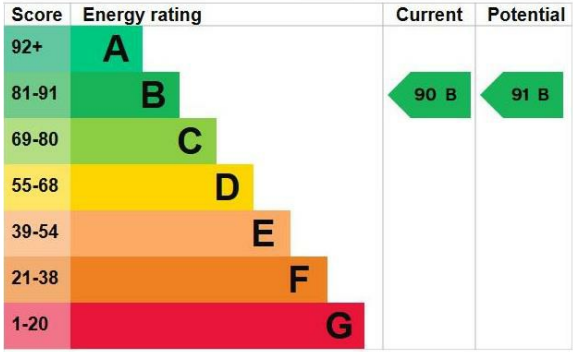

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

OnTheMarket.com
The Property Ombudsman
rightmove
find your happy

Tom Parry
01766 830126
tomparry.co.uk