

Tom Parry

Bwthyn Y Chwarelwr 3 Llainwen, Pantllwyd, Llan Ffestiniog, LL41 4PW

Offers in the region of £110,000

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A traditional, well presented, stone and slate cottage occupying a roadside position in a popular residential location on the fringe of the village and enjoying superb views to the front over the surrounding countryside and the mountains beyond. .

The village of Llan Ffestiniog is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty. It is conveniently located within easy reach of the village shop and Primary school and the historic slate quarrying town of Blaenau Ffestiniog and harbour town of Porthmadog are approximately 3 and 10 miles distance respectively providing shopping facilities and amenities.

The property retains many original features to include slate surround Inglenook fireplace, exposed ceiling beams and part exposed stone walls and also has the benefit of double glazed windows and LPG gas fired central heating.

Ref: BF1271

The Accommodation comprises :-
(all measurements approximate)

Ground Floor

Entrance Porch
with T&G pine panelled wall, radiator

Open Plan Living Room/Kitchen/Dining Area
4.66m x 4.12m (15'3" x 13'6")
with slate surround Inglenook fireplace fitted with multifuel stove on a raised slate hearth, rustic timber worktops and open storage under, "Belfast" sink, fitted wall shelves, wall mounted gas fired central heating boiler, 2 radiators, part exposed stone walls, exposed ceiling beams, slate slab flooring, stairs to first floor, stable door out to rear

First Floor

Landing
with large window overlooking fields to the rear

Bedroom 1
3.44m x 2.04m (11'3" x 6'8")
with part exposed stone wall, radiator, exposed ceiling beam, views to the front

Bedroom 2
2.58m x 2.04m (8'5" x 6'8")
with radiator, exposed ceiling beam, views to the front

Shower Room/w.c.
with large open shower and glass panel, Vanity unit, w.c., heated towel rail, partly tiled walls, tiled floor, ceiling down lights

Outside
Small enclosed garden to the front providing a pleasant seating area to take advantage of the superb views
Right of way access to the rear

Services
Mains water, electricity and drainage

Council Tax
Band A















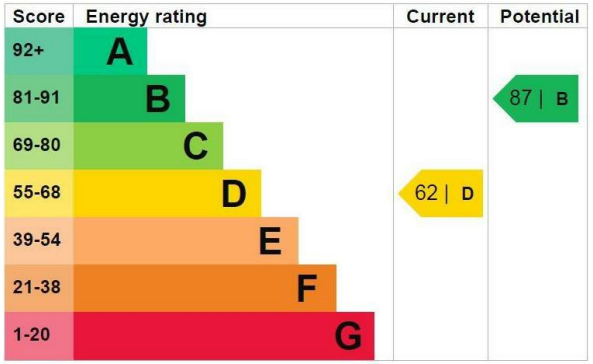

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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