



Tom Parry

1 Bron Haul , Trawsfynydd, LL41 4RP
Offers in the region of £145,950

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Tom Parry & Co are delighted to offer for sale this single fronted, two bedroom cottage, set over three floors located in the charming village of Trawsfynydd which sits within the stunning Snowdonia National Park.

This deceptively spacious cottage has the benefit of a raised inglenook fireplace housing a wood burning stove, a mezzanine located above the main bedroom, uPVC double glazed windows and an electric central heating system.

1 Bron Haul has been tastefully modernised and beautifully decorated throughout, and is well worthy of an internal inspection.

Property to be sold fully furnished.

BF1460

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Living/Dining Room

8.83 x 3.08 (28'11" x 10'1")

with raised inglenook fireplace housing a wood burning stove, partial slate flooring, carpet flooring, 2 radiators, downlights, built in store cupboard housing the electric meter, stairs to first floor,

Kitchen

1.76 x 2.40 (5'9" x 7'10")

with hot and cold stainless steel sink, worktops, base cupboards, 'Logik' electric oven and hob with fan over, integrated fridge, partly tiled walls, 'Montpellier' washing machine/dryer, downlights, 'Velux' window

FIRST FLOOR

Bedroom 1

2.53 x 4.44 (8'3" x 14'6")

with carpet flooring, 2 radiators, built in store cupboard, downlights, 2 x 'Velux' windows, stairs to second floor

Bedroom 2

2.52 x 1.97 (8'3" x 6'5")

with carpet flooring, 1 radiator, built in store cupboard housing the electric boiler

Bathroom

with enclosed shower, wash hand basin, low level WC, lino flooring

SECOND FLOOR

Mezzanine

2.53 x 2.37 (8'3" x 7'9")

with carpet flooring

EXTERNALLY

Parking available at the top of the street on the square.

SERVICES

Mains water, electricity and drainage
Electric central heating system

MATERIAL INFORMATION

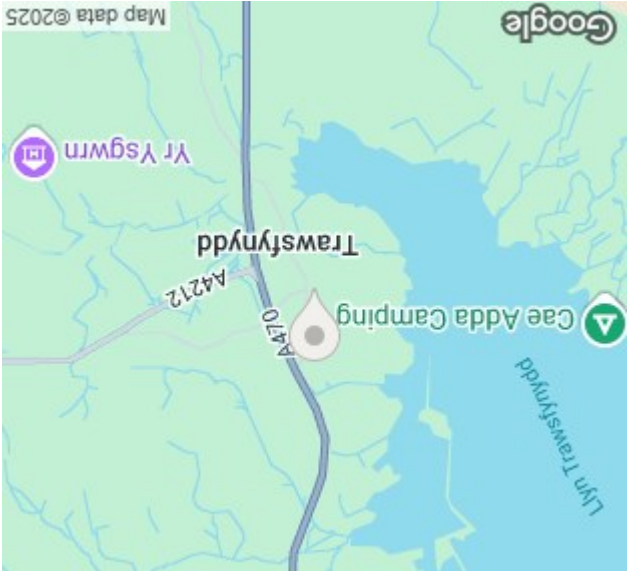
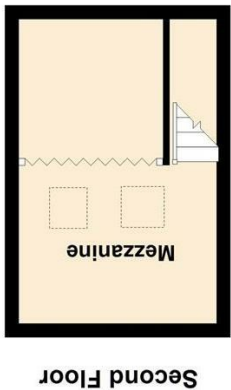
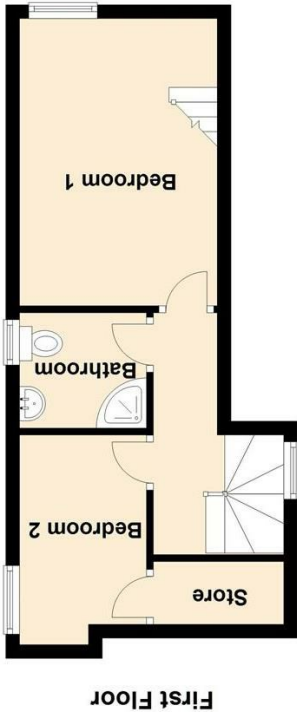
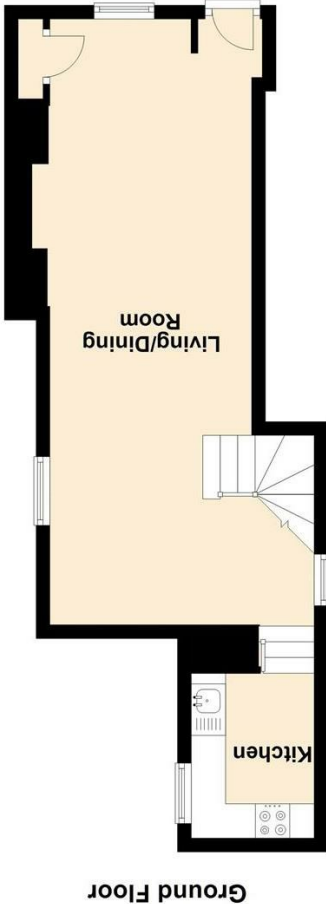
Tenure: Freehold
Council Tax Band 'A'







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.
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		67 D
39-54	E		
21-38	F	27 F	
1-20	G		