



Tom Parry

7 Fronwnion, Trawsfynydd, LL41 4SE

£160,000

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A mid terrace residence occupying a roadside position near the centre of this rural village and enjoying a pleasant open aspect to the front and rear.

Trawsfynydd is situated in the heart of the Snowdonia National Park, an area renowned for its outstanding natural beauty. The surrounding area benefits from a variety of outdoor pursuits, including golf courses, fishing, climbing, many scenic country walks, mountain bike centres as well as Zipwires and underground trampolines at Blaenau Ffestiniog.

The property has the benefit of uPVC double glazing and has recently been refurbished to include a newly fitted kitchen and bathroom, new floorings and re-decorated throughout providing a well presented family sized home.

Ref: BF1567

The Accommodation comprises:-

Ground Floor

Lounge

6.37m x 4.74m (20'10" x 15'6")

with uPVC double glazed entrance door and large picture window, multi fuel burner, ceiling downlights, laminated flooring, stairs to first floor, uPVC double glazed "French" doors out to rear

Kitchen

4.45m x 2.43m (14'7" x 7'11")

with newly fitted contemporary base units including composite sink unit, tall larder unit, built-in "Lamona" cooker, 4 ring ceramic hob with splashback and extractor hood over, integrated fridge/freezer and dishwasher, white gloss laminated worktops, breakfast bar, electric wall heater, ceiling downlights, laminated flooring

Inner Hallway

with store cupboard, uPVC double glazed door out to rear

Utility Room

with hot water cylinder, plumbing for washing machine

Bathroom

with newly fitted white suite comprising "P" shaped panelled bath, shower fitment over and fitted shower screen, Vanity unit, concealed cistern w.c., heated towel rail, partly tiled walls, "Velux" roof window, ceiling downlights

First Floor

Landing

with ceiling access hatch to roof space

Bedroom 1

3.91m x 2.77m (12'9" x 9'1")

with electric panel heater

Bedroom 2

3.46m x 2.70m (11'4" x 8'10")

with electric panel heater

Bedroom 3

2.44m x 1.91m (8'0" x 6'3")

with electric panel heater

Outside

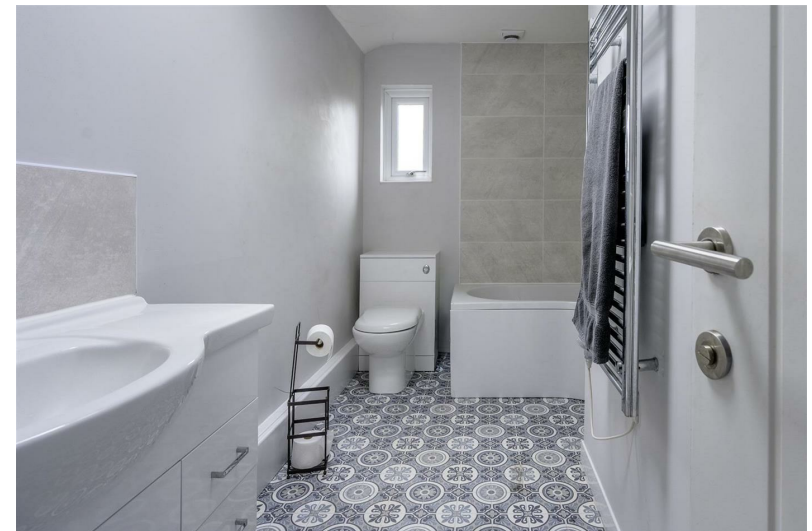
Concreted rear yard with access to rear

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.
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		
		30 F	81 B

