



**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

15.7 x 11.10 (51'6" x 36'5")

with feature timber painted fireplace, tiled hearth, 2 Radiators, UPVC double glazed door to garden, scenic views

#### Dining room

12.10 x 11.10 (39'8" x 36'5")

with radiator, dual aspect windows & scenic views

#### Sitting Room

12.10 x 10.;5 (39'8" x 32'9";16'4")

with timber surround open fireplace and slate hearth, radiator, laminated floor.

#### Kitchen/Breakfast room

14.8 x 8.9 (48'6" x 29'2")

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

14.8 x 8.9 (48'6" x 29'2")

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

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

11.10 x 8.4 (36'5" x 27'6")

with 1 radiator

#### Shower Room

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

#### Bedroom 3

11.10 x 9.11 (36'5" x 29'10")

with dual aspect views, radiator

#### Bathroom

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

#### Bedroom 4

18.4 x 8.9 (60'4" x 29'2")

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.

