



# Tom Parry

9 Glanrafon Terrace , Blaenau Ffestiniog, LL41 3SY  
£110,000

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Tom Parry & Co are delighted to offer for sale this two bedroom cottage nestled in the charming village of Tanygrisiau, Blaenau Ffestiniog. The property offers a perfect blend of modern living and picturesque surroundings.

Upon entering, you are welcomed into a bright and airy open-plan living space, where a modern fitted kitchen seamlessly integrates with the reception area. The dual aspect windows allow natural light to flood the room, creating a warm and inviting atmosphere. This space is perfect for both relaxation and entertaining, providing a comfortable environment for everyday living. Two well-proportioned bedrooms and a contemporary bathroom, making it an ideal retreat for couples or small families.

The cottage boasts front garden offering beautiful views of the surrounding landscape. The outdoor space offers a tranquil spot to enjoy the fresh air and scenic beauty of the area.

Additionally, the property is already registered with Gwynedd Council as a second home, making it an excellent choice for those seeking a holiday retreat or investment opportunity. With its quaint charm and modern amenities, this cottage is a rare find that promises both comfort and convenience in a stunning location.

**OUR REF : BF1546**

## ACCOMMODATION

(all measurements approximate)

## GROUND FLOOR

### Living Room/Kitchen

5.01 x 4.20 (16'5" x 13'9")

dual aspect open plan living space with an electric fire, storage heater, wall and base kitchen units with integrated electric cooker, extractor situated above hot and cold stainless steel sink, partly tiled walls

## FIRST FLOOR

### Bedroom 1

4.16 x 2.66 (13'7" x 8'7'8")

with storage heater

### Bedroom 2

2.35 x 2.11 (7'8" x 6'11")

with storage heater

### Bathroom

with enclosed shower cubicle, wash hand basin and WC, heated towel rail

## EXTERNALLY

Enclosed front paved garden

Small back yard

## SERVICES

Mains water, electricity and drainage

Electric heaters

## MATERIAL INFORMATION

Council Tax - Band A

Currently registered with Gwynedd Council as a second home

Tenure: Freehold







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

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

