



**Tom Parry**

16 Dolgarreg Ddu, Blaenau Ffestiniog, LL41 3BP

**£249,000**

## 16 Dolgarreg Ddu, Blaenau Ffestiniog, LL41 3BP

Tom Parry & Co are delighted to offer this detached bungalow nestled in the charming area of Dolgarreg Ddu, Blaenau Ffestiniog, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, including a master suite with an en-suite bathroom, this home is ideal for families or those seeking extra space.

The bungalow features two bathrooms, ensuring that morning routines are a breeze. The spacious layout is enhanced by large windows that allow natural light to flood in, creating a warm and airy atmosphere throughout. The living area is complemented by a gas fire, perfect for those cooler evenings, while central heating ensures a cosy environment all year round.

For those who appreciate outdoor space, the property includes a garage and off-road parking on the driveway, providing convenience and security for your vehicles.

This property presents a wonderful opportunity to own a charming home in a picturesque location. With its spacious interiors and practical amenities, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful bungalow your own.

**OUR REF: BF1553**

### ACCOMMODATION

All measurements are approximate.

### GROUND FLOOR

#### Entrance Porch

Opening into hallway with one radiator.

#### Lounge/Living room

4.80 x 4.77 (15'8" x 15'7")

With dual aspect coal effect gas fire with timber surround and one radiator.

#### Kitchen /Diner

3.94 x 3.84 (12'11" x 12'7")

With hot and cold stainless steel sink full range of matching wall and base units laminated work surface dual aspect and one radiator.

#### Utility room

2.69 x 2.38 (8'9" x 7'9")

With built in cupboard and worktop, Airing cupboard housing hot water tank Gas fired central heating boiler.

#### Bedroom 1

2.95 x 2.40 (9'8" x 7'10")

With radiator.

#### Bedroom 2

3.62 x 3.59 (11'10" x 11'9")

With radiator.

#### Bedroom 3

3.57 x 3.17 (11'8" x 10'4")

With En-suite bathroom with shower cubicle wash hand basin W.C and one radiator.

#### Bathroom

With tiled wall panel bath hot and cold wash basin W.C

### EXTERNALLY

With a good sized garden area surrounds the property laid down to mostly lawn. Timber store shed single garage with driveway

### SERVICES

ALL mains services.

Mains Gas fired central heating.

### MATERIAL INFORMATION

Gwynedd County council tax band :B

Tenure: Freehold

No onward chain.







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		
1-20	G		

