



Tom Parry

Emu Cottage Glanypwll Road, Blaenau Ffestiniog, LL41 3RD

Offers in the region of £144,500

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Tom Parry & Co are delighted to offer for sale this modernised, semi-detached cottage offering a delightful blend of contemporary living and traditional character.

The property boasts three well-proportioned bedrooms, complemented by an additional office or study, together with an added versatile attic room on the second floor perfect for those who work from home or require extra space.

Outside, the property features a spacious rear garden with a paved patio area, ideal for enjoying the fresh air.

With the added benefit of oil-fired central heating, this cottage ensures warmth and comfort throughout the year.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns. The town also boasts several mountain biking trails with extreme mountain bike tracks and other adventure attractions such as the Zipworld, Bounce Below and Zip World Caverns. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes.

OUR REF: BF1552

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Porch opening to the :-

Hallway

with 1 radiator

Lounge/Dining Room

6.38 x 3.97 (20'11" x 13'0")

with 1 radiator, sliding patio doors, dual aspect

Kitchen/Breakfast Room

5.05 x 2.80 (16'6" x 9'2")

with hot and cold stainless steel sink, matching wall and base cupboards, partly tiled walls, tiled flooring, plumbing for automatic washing machine, gas fired central heating boiler, 1 radiator, door out to rear

FIRST FLOOR

Bedroom 1

3.60 x 2.73 (11'9" x 8'11")

with 1 radiator

Bedroom 2

2.71 x 2.08 (8'10" x 6'9")

with 1 radiator

Bedroom 3

3.17 x 2.67 (10'4" x 8'9")

with 1 radiator

Office/Study

2.05 x 1.71 (6'8" x 5'7")

with built in cupboards

Bathroom

with panelled bath, shower cubicle, wash hand basin, WC, partly tiled walls, 1 radiator

SECOND FLOOR

Attic Room

4.91 x 4.03 (16'1" x 13'2")

with exposed ceiling beams, built in cupboards

EXTERNALLY

Good sized rear garden laid down mainly to lawn

Paved patio area

Oil storage tank

Access to side service road

SERVICES

Mains water, electricity and drainage

Oil fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - 'B'





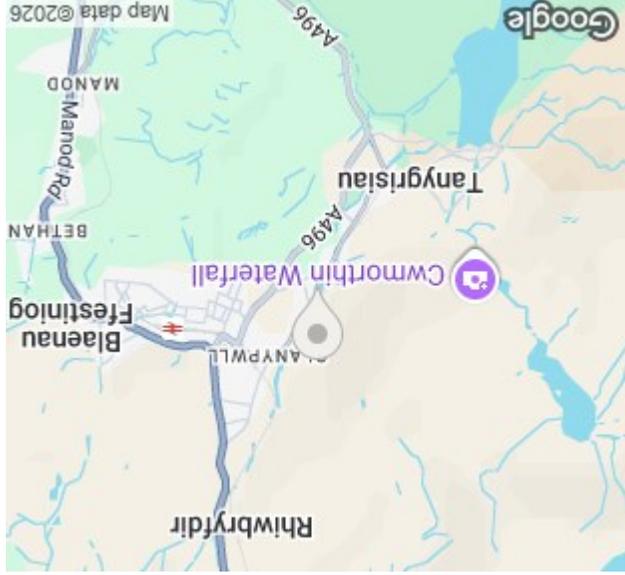
Tom Parry

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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.

EPC Awaited



Floor plan Awaited