



# Tom Parry

1 Gwyndy, Glanypwll, LL41 3NU  
Offers in the region of £115,000



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Tom Parry & Co are delighted to offer for sale this delightful two-bedroom semi-detached property featuring a spacious living and dining room, ideal for both relaxation and entertaining. The room is bathed in natural light, creating a warm and inviting atmosphere.

The well-appointed bathroom is tastefully presented. The house benefits from gas-fired central heating, providing warmth and comfort throughout the colder months.

One of the standout features of this residence is the attractive rear garden, which boasts a lovely decking and seating area, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, a convenient store shed offers ample space for gardening tools or outdoor equipment.

The historic slate quarrying town of Blaenau Ffestiniog is approximately 1.5 miles distance and 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 many scenic country walking routes.

**BF1501**

## ACCOMMODATION

(all measurements approximate)

## GROUND FLOOR

### Entrance Hallway

with 1 radiator

### Living Room/Dining Room

5.91 x 3.09 (19'4" x 10'1")

with mains gas fire, 1 radiator, dual aspect, meter cupboard, new carpet flooring.

### Inner Hallway

with broom cupboard

### Kitchenette

2.26 x 1.49 (7'4" x 4'10" )

with stainless steel sink, wall and base units, partly tiled walls, door out to rear

## FIRST FLOOR

### Bedroom 1

3.67 x 3.14 (12'0" x 10'3" )

L shaped, with 1 radiator, carpet flooring

### Bedroom 2

2.97 x 2.05 (9'8" x 6'8" )

with 1 radiator, carpet flooring, cupboard housing the "Worcester" gas fired central heating boiler

### Bathroom

with panelled bath and shower attachment, vanity unit, WC, partly tiled walls, 1 radiator

## EXTERNALLY

Lawned and concreted rear yard with decking/seating area

Store shed

## SERVICES

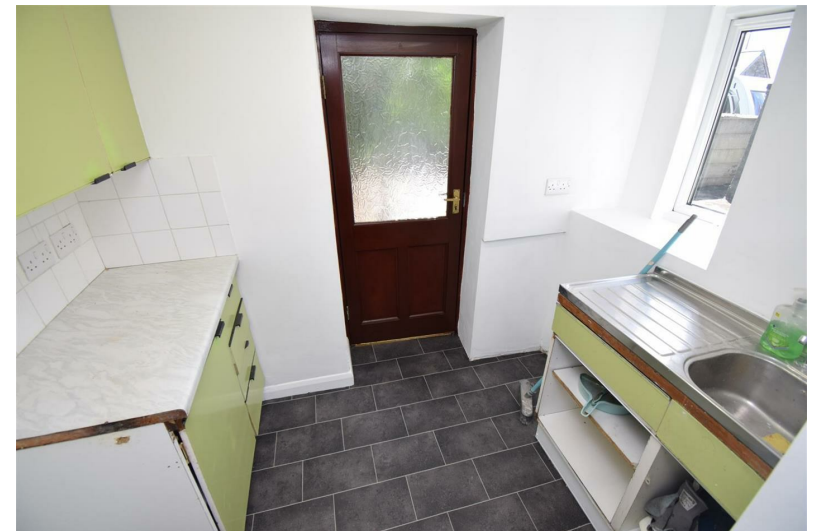
All mains services

Gas fired central heating

## MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'



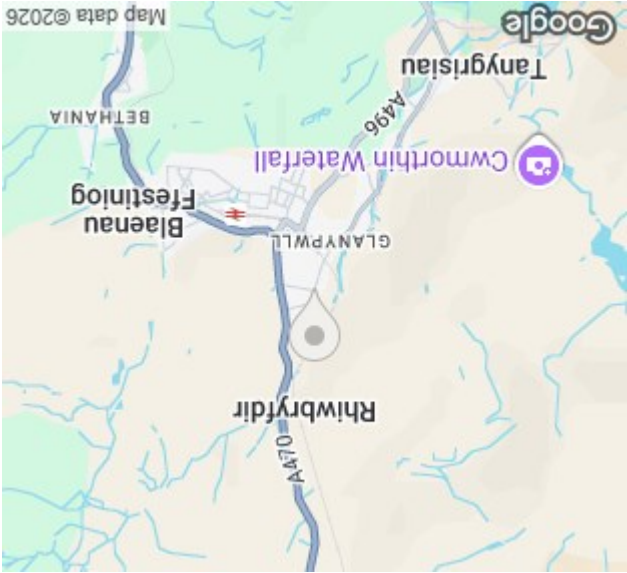






Floor plan Awaited

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		
		60 D	88 B