



Tom Parry

Trefnant , Blaenau Ffestiniog, LL41 4AU

£299,950

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Tom Parry & Co are delighted to offer for sale this delightful detached bungalow occupying an elevated position in the charming area of Cae Clyd, Manod, Blaenau Ffestiniog. The property offers a perfect blend of comfort and modern living, boasting four spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The recently renovated interiors reflect a contemporary standard, ensuring that you can move in with ease. One of the standout features of this bungalow is its elevated position, which grants far-reaching views of the stunning surrounding landscape. This picturesque setting not only enhances the property's appeal but also offers a tranquil retreat from the hustle and bustle of everyday life.

For those with vehicles, the property includes off-road parking and a garage, providing secure and convenient access. The combination of modern amenities and the serene location makes this bungalow a truly desirable residence. With its spacious layout, beautiful views, and modern renovations, it presents an excellent opportunity for anyone seeking a new place to call home. Early viewing is highly recommended.

OUR REF: BF1561

ACCOMMODATION

(all measurement approximate)

GROUND FLOOR

Lounge

5.63 x 4.45 (18'5" x 14'7")

with slate hearth housing gas fire, dual aspect, patio doors leading to balcony/patio area, 1 radiator

Kitchen

3.96 x 3.18 (12'11" x 10'5")

with hot and cold tap with stainless steel sink, wall and base units, integrated induction hob, larder, dishwasher, breakfast bar, timber work top, door to rear elevation

Dining Room

3.24 x 3.20 (10'7" x 10'5")

with patio doors leading to rear elevation, 1 radiator

Utility Room

with 1 radiator, plumbing for automatic washing machine, cloakroom, wash hand basin, WC

Bathroom

3.18 x 2.27 (10'5" x 7'5")

with shower cubicle, roll-top bath, 1 radiator

Bedroom 1

4.32 x 3.44 (14'2" x 11'3")

with fitted wardrobe, 1 radiator

Bedroom 2

3.78 x 3.44 (12'4" x 11'3")

with fitted wardrobe, 1 radiator

Bedroom 3

4.20 x 2.55 (13'9" x 8'4")

with 1 radiator

Bedroom 4 / Office / Study

3.18 x 2.25 (10'5" x 7'4")

with 1 radiator

SERVICES

Solar panels. All mains services.

EXTERNALLY

Double garage with electricity, up and over door
Small driveway to the front with steps up to front door

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band - 'C'







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	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

