



Tom Parry

1 Ddol Cottage , Tanygrisiau, LL41 3SL
Offers in the region of £125,000

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Tom Parry & Co are delighted to offer for sale this this delightful semi-detached cottage that offers a perfect blend of modern living and rustic charm.

The property briefly comprises of two reception areas and a modern kitchen and bathroom to the ground floor with two well proportioned bedrooms to the first floor. The front conservatory, which invites natural light, offers a lovely space to enjoy the surrounding views.

Additionally, the property benefits from eco-friendly solar panels and a heat source pump, ensuring energy efficiency.

The rural outlook enhances the appeal of this cottage. The pleasant rear garden, complete with river frontage, offers a peaceful space to enjoy the outdoor.

The town of Blaenau Ffestiniog is approximately one mile distance for local shopping facilities and amenities.

BF1467

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Front Conservatory

3.96 x 2.21 (12'11" x 7'3")

with laminate flooring

Living Room

5.23 v 2.92 (17'1" v 9'6")

with open fireplace housing a mains gas fire, exposed ceiling beams, 1 radiator, corner store cupboard

Bathroom

with shower cubicle, wash hand basin, WC, 1 radiator

Kitchen

3.12 x 2.37 (10'2" x 7'9")

with hot and cold stainless steel sink, wall and base units, electric oven and hob, tiled flooring, partly tiled walls, 1 radiator, plumbing for automatic washing machine, door out to rear

FIRST FLOOR

Bedroom 1

3.50 x 2.65 (11'5" x 8'8")

with 1 radiator

Bedroom 2

2.86 x 2.31 (9'4" x 7'6")

with built in wardrobe

EXTERNALLY

Concreted front yard with property number 2 having right of way access.

Flagged and gravelled rear yard.

Heat source pump.

Solar panels.

Access to service road.

SERVICES

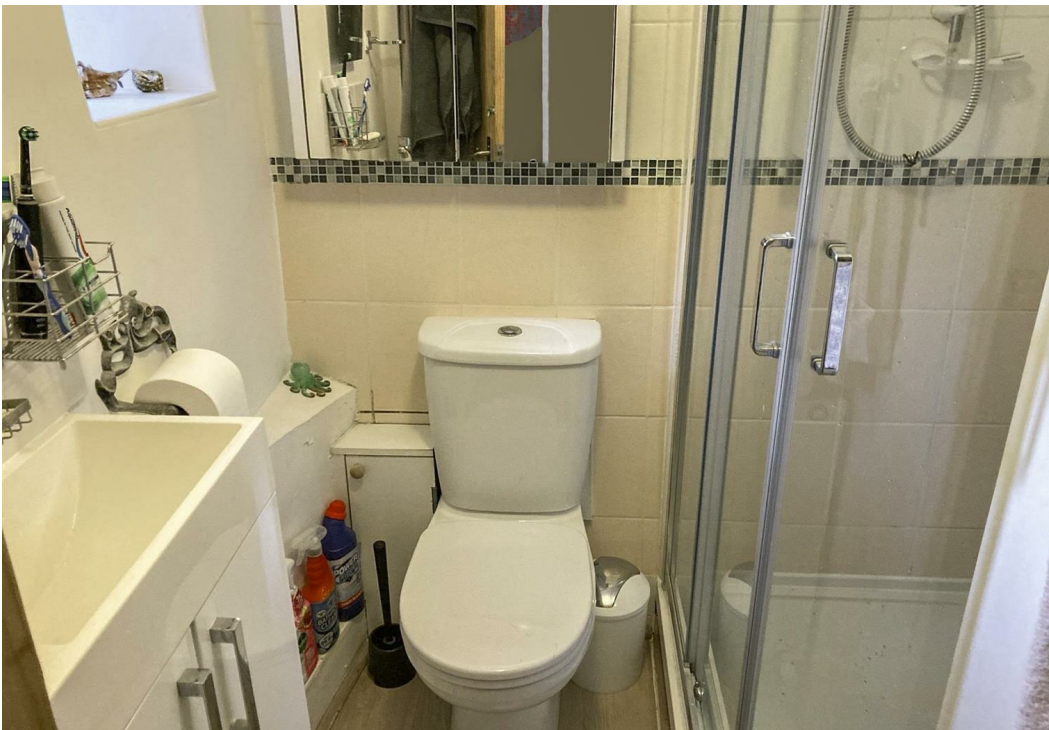
Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

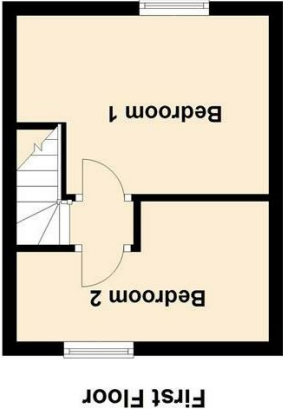
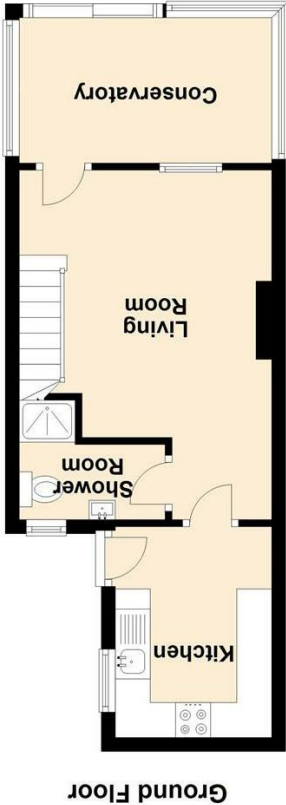
Council Tax Band 'A'



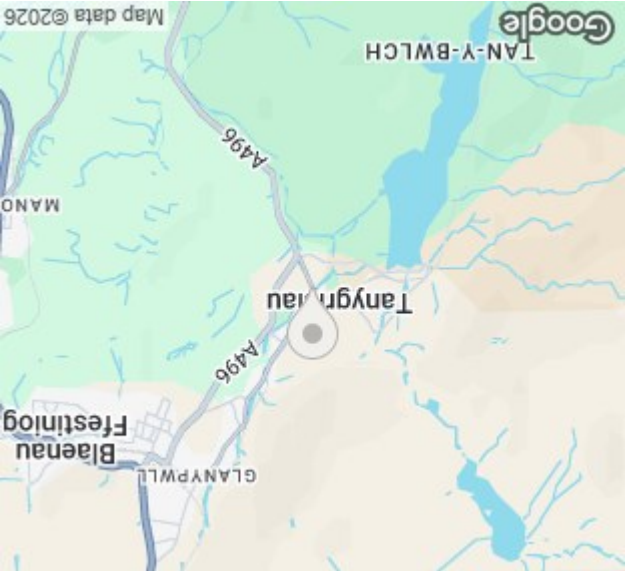




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		39 E	88 B



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.