Tom Parry

Glascoed, 85 Wynne Road, Blaenau Ffestiniog, LL41 3DW

Offers in the region of £215,000

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Tom Parry & Co are delighted to offer for sale this beautifully finished semi-detached house, situated on the popular Wynne Road in Blaenau Ffestiniog. 'Glascoed' boasts an inviting open plan living area, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, it offers ample space for families or those seeking a comfortable home.

One of the standout attributes of this home is the underfloor heating on the ground floor, providing a warm and cosy atmosphere during the colder months. Additionally, a utility room adds practicality to daily living, making chores more manageable.

Step outside to discover a garden that not only enhances the aesthetic appeal of the property but also offers far-reaching views of the stunning surrounding landscape. This outdoor space is ideal for enjoying the fresh air or hosting gatherings with friends and family.

Overall, this semi-detached house on Wynne Road is a perfect blend of modern living and natural beauty, making it an excellent choice for anyone looking to settle in this picturesque part of Wales.

Our Ref: BF1573

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Entrance Hallway
with understore storage area housing underfloor heating controls and 'Worcester' boiler and wood effect tiled flooring

L-Shaped Living/Dining/Kitchen Area
5.39 x 6.69 overall (17'8" x 21'11" overall)
with dual aspect windows; wood effect tiled flooring and bow front windows to the living area

Kitchen
with a range of modern fitted wall and base units with Corian worktops over; one and a half bowl sink; integrated electric oven and microwave; hob with modern extractor fan over; integrated fridge; integrated dishwaser and wood effect tiled flooring

Utility Room
with space and plumbing for washing machine and tumber dryer; door to the front and to rear store room and 'Velux' rooflight

WC
with low level WC; wash basin set on vanity unit and heated towel rail

Rear Store
with door to garden

FIRST FLOOR

Landing
with window to the side and ladder access to fully boarded loft

Bedroom 1
3.33 x 3.28 (10'11" x 10'9")
with fitted wardrobes; carpet flooring and radiator

Bedroom 2
3.32 x 3.51 (10'10" x 11'6")
with carpet flooring and radiator

Bedroom 3
2.294 x 2.7 (7'6" x 8'10")
with carpet flooring and radiator

Bathroom
with four piece suite including panelled bath; shower cubicle; wash basin on vanity; low level WC and heated towel rail

EXTERNALLY
The property occupies an elevated position with steps up to a front terrace laid to gravel and paving at the front of the house and utility room.

To the side of the house there is a link attached single garage with driveway to the front.

At the rear the lawned gardens are tiered, and command far reaching 360 degree views across the rolling countryside and distant foothills.

SERVICES
All mains services

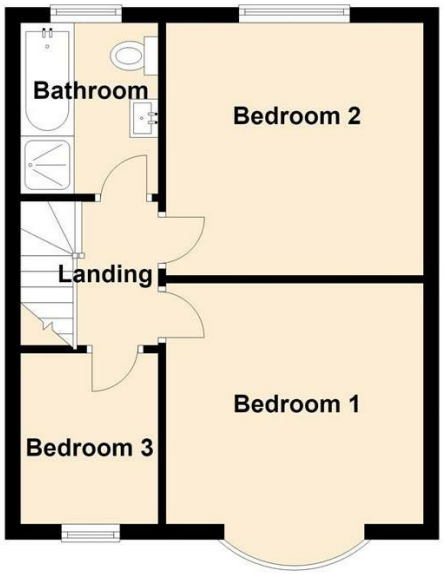
MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Band B

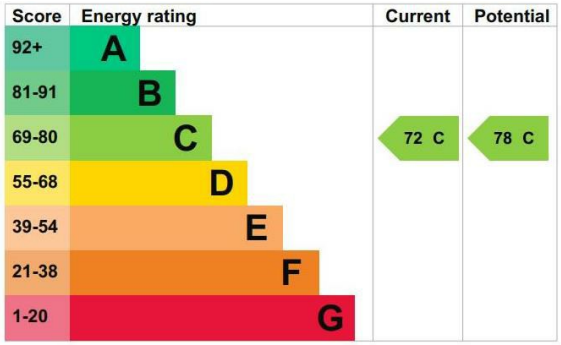
No onward chain

Ground Floor
Approx. 47.4 sq. metres (509.7 sq. feet)

First Floor
Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 82.0 sq. metres (882.9 sq. feet)



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.

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