



# Tom Parry

1 Ardudwy Terrace, Trawsfynydd, LL41 4TG

£110,000



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Tom Parry & Co are delighted to offer for sale this 2 bedroom terraced house situated on the fringe of the village of Trawsfynydd enjoying a pleasant open aspect to the front over the surrounding countryside and Rhinog Mountains. Boasting a cosy reception room, two snug bedrooms, and a well-appointed bathroom.

The property benefits from a multi fuel stove in the living area, with characterful exposed ceiling beams that add a touch of rustic charm. It is also equipped with modern kitchen and bathroom fitting which offers a contemporary space to unwind and relax.

With uPVC double glazing throughout, this home is not only energy-efficient but also provides a peaceful sanctuary from the outside world. The lovely garden space at the rear is a tranquil oasis, complete with decking where you can sit and enjoy the sunshine.

Viewing highly recommended.

**BF1407**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Lounge

3.42 x 6.78 (11'2" x 22'2" )

with a feature fireplace, exposed ceiling beams, exposed stone wall, original built in storage cupboards, laminate flooring, stairs to first floor

#### Kitchen

3.62 x 1.92 (11'10" x 6'3")

with 'Velux' window, base units, integrated oven and hob, quarry tiled flooring, partly tiled wall, plumbing for automatic washing machine, door out to rear

### FIRST FLOOR

#### Bedroom 1

3.40 x 3.30 (11'1" x 10'9" )

with panel heater, carpet flooring

#### Bedroom 2

1.91 x 3.71 (6'3" x 12'2")

with carpet flooring

#### Bathroom

1.63 x 2.11 (5'4" x 6'11")

with panelled bath and shower attachment, vanity unit and w.c, tiled flooring

### EXTERNALLY

Gravelled rear yard and timber decking seating area

Roadside parking

### SERVICES

Mains water, electricity and drainage

Panel heaters

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'











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.

