



# Tom Parry

27 Cefn Gwyn, Trawsfynydd, LL41 4SG

Offers over £95,000



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Nestled in the charming village of Trawsfynydd, this delightful semi-detached bungalow offers a perfect blend of modern living and serene countryside charm. With one well-appointed bedroom, this property is ideal for those seeking a comfortable and manageable home, particularly suited for retirement.

The fully modernised accommodation boasts a welcoming reception room. The interior is enhanced by newly fitted carpets which are included in the sale alongside the curtains.

Outside, the property features a lovely lawned garden area both to the front and rear, providing a tranquil space for gardening enthusiasts or simply enjoying the fresh air. The bungalow's location in the village centre means that essential amenities are just a stone's throw away, making daily life convenient and enjoyable.

Additionally, the bungalow is equipped with a solar panelled heating system, promoting energy efficiency and reducing utility costs.

Viewing is strongly recommended.

Please note there is a Section 157 (local occupancy) restriction on the property.

### BF1523

#### ACCOMMODATION

(all measurements approximate)

#### GROUND FLOOR

##### Entrance Porch

opening to the hallway with 1 radiator and airing cupboard housing the central heating boiler

##### Lounge

5.18 x 2.58 (16'11" x 8'5")

with a dual aspect, 2 radiators

##### Kitchen

2.57 x 2.45 (8'5" x 8'0")

with hot and cold stainless steel sink, matching wall and base units with wood effect worktops, partly tiled walls, 'Lamona' washing machine, hob and fridge, door out to rear

##### Bedroom 1

3.47 x 3.23 (11'4" x 10'7")

with 1 radiator

##### Bathroom

with shower cubicle, wash hand basin, WC, partly tiled walls, 1 radiator

#### EXTERNALLY

Good sized lawned garden to the front and rear  
2 store sheds

#### SERVICES

Mains water, electricity and drainage  
Electric central heating with solar panels

#### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		

