



Tom Parry

3 Pant Y Celyn, Trawsfynydd, LL41 4UH
Offers in the region of £118,000

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Tom Parry & Co are delighted to offer for sale this delightful 2-bedroom inner terrace cottage occupying a roadside position on the periphery of the village. The property boasts spectacular open views to the rear towards the picturesque Trawsfynydd Lake, offering a tranquil and scenic backdrop.

Although in need of refurbishment, this cottage presents tremendous potential for those with a vision to create their dream home. Imagine the possibilities as you step inside and envision the charming features that could be restored.

One of the standout features of this property is the large store room/basement, providing ample space for storage or the potential for conversion into additional living space. The lawned garden to the rear is a perfect spot to relax and enjoy the peaceful surroundings, with the added convenience of off-road car parking space.

For those seeking a project with endless possibilities and a stunning backdrop, this cottage in Pant Y Celyn is a rare find. Don't miss the chance to make this property your own and create a beautiful home in this idyllic setting.

BF1416

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Lounge

3.17 x 3.73 (10'4" x 12'2")

with fireplace and slate hearth housing the solid fuel stove, bay window, laminate flooring, shelving in recess, exposed ceiling beams

Kitchen

2.47 x 3.70 (8'1" x 12'1")

with hot and cold stainless steel steel sink unit, 1 radiator, stairs to lower ground floor, door out to rear

LOWER GROUND FLOOR

Store Room/Basement

4.53 2.44 (14'10" 8'0")

with two separate rooms and door out to rear,

FIRST FLOOR

Bedroom 1

2.84 x 3.08 (9'3" x 10'1")

with carpet flooring, 1 radiator

Bedroom 2

2.57 x 3.00 (8'5" x 9'10")

with carpet flooring, 1 radiator

Bathroom

with enclosed shower, wash hand basin and w.c, shelving, 1 radiator

SECOND FLOOR

Attic Room

EXTERNALLY

Small fore front garden.

Balcony area with steps down to rear lawned garden with store shed and off road car parking space. Access to rear service lane.

SERVICES

Mains water, electricity and drainage
Solid Fuel Central Heating

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band 'A'





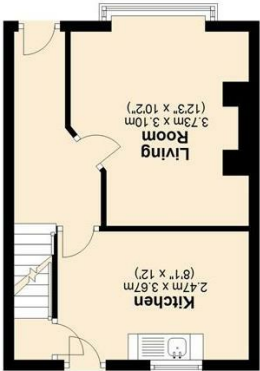


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
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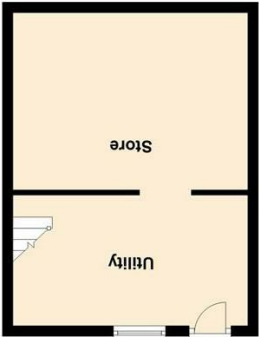
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Third Floor



First Floor



Ground Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A	46 E	86 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

