



Tom Parry

5 Fronwnion , Trawsfynydd, LL41 4SE
Offers in the region of £110,000

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Tom Parry & Co are delighted to offer for sale this this 3 bedroom, mid-terrace residence, presenting an excellent opportunity for those seeking a project to make their own. The property features a spacious and welcoming reception room, ideal for relaxation or entertaining guests.

While the home is in need of some modernisation, it offers tremendous potential for enhancement, allowing you to tailor it to your personal taste and style. An additional attic room on the second floor provides extra versatility.

The property enjoys an open aspect to the front, allowing for natural light to fill the living spaces and creating a pleasant atmosphere. Located in the heart of the village, you will find yourself within easy reach of local amenities, making daily life convenient and enjoyable.

Property is sold with no onward chain.

Please note restricted access to the school playground - no access through rear gate during the hours of 9-4.

Trawsfynydd is situated in the heart of the Snowdonia National Park, an area renowned for its outstanding natural beauty. The surrounding area benefits from a variety of outdoor pursuits, including golf courses, fishing, climbing, many scenic country walks, mountain bike centres as well as Zipwires and underground trampolines at Blaenau Ffestiniog.

BF1482	EXTERNALLY
ACCOMMODATION	Small front foregarden.
(all measurements approximate)	Small garden area to the rear
GROUND FLOOR	Store shed
Entrance Hallway	Restricted access to the school playground - no
with 1 radiator	access through rear gate during the hours of 9-4
Living/ Dining Area	SERVICES
6.40 x 4.02 (20'11" x 13'2")	Mains water, electricity and drainage
with tiled fireplace with raised hearth, dual aspect, 1	MATERIAL INFORMATION
radiator, under stairs store cupboard	Tenure: Freehold
	Council Tax Band 'A'

Kitchen
3.07 x 2.00 (10'0" x 6'6")
with hot and cold stainless steel sink, matching wall
and base units, partly tiled walls, plumbing for
automatic washing machine, door out to rear

FIRST FLOOR

Bedroom 1
3.50 x 2.64 (11'5" x 8'7")
with 1 radiator

Bedroom 2
2.47 x 2.01 (8'1" x 6'7")

Bedroom 3
3.04 x 2.78 (9'11" x 9'1")
with 1 radiator

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

SECOND FLOOR

Attic Room
3.90 x 3.72 (12'9" x 12'2")
with limited headroom, 'Velux' window



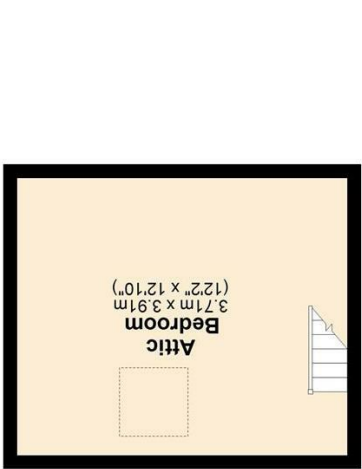
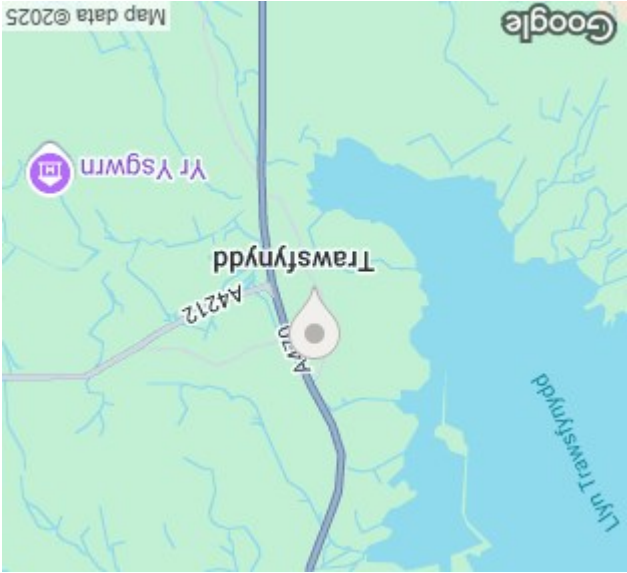




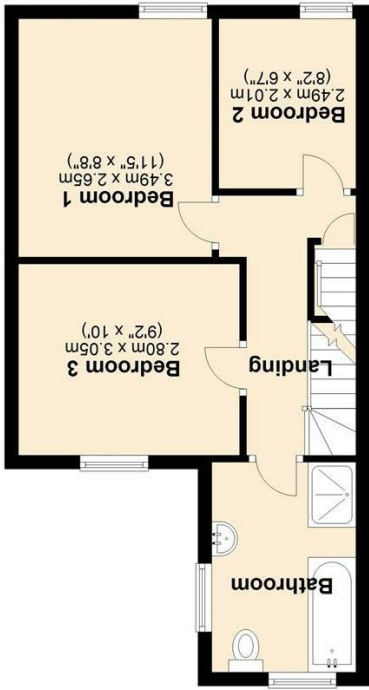
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

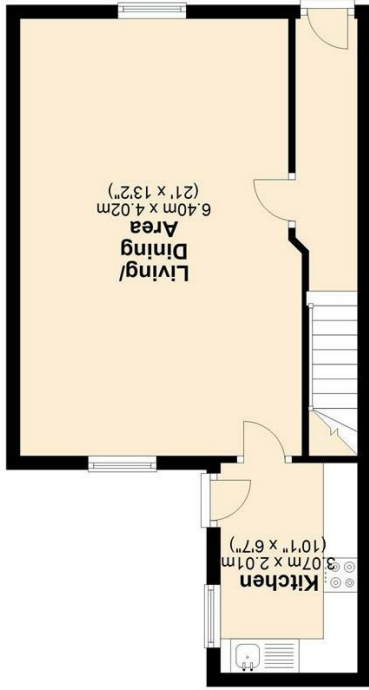
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



Second Floor



First Floor



Ground Floor