



# Tom Parry

Llys Gwilym, Llan Ffestiniog, LL41 4NY

Offers in the region of £145,000

## Llys Gwilym , Llan Ffestiniog, LL41 4NY

Tom Parry and Co are delighted to present this charming property in the village of Llan Ffestiniog. This delightful end-terrace house presents an excellent opportunity for families seeking a well-presented home in a picturesque setting. Boasting four spacious bedrooms, this property is designed to accommodate the needs of a growing family comfortably.

The heart of the home is a welcoming reception room, perfect for relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The property features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is its lovely rear garden and sitting area, providing a tranquil outdoor space for family gatherings, gardening, or simply enjoying the fresh air. The garden is an ideal spot for children to play or for adults to unwind after a long day.

Situated in the centre of Llan Ffestiniog, this property offers easy access to local amenities, making daily life convenient and enjoyable. The surrounding area is rich in natural beauty, with stunning landscapes and outdoor activities readily available for those who appreciate the great outdoors.

This good-sized family home is not only well-presented but also offers a wonderful opportunity to become part of a friendly community.

**Our Ref:- BF1505**

**All measurements are approximate**

**The ACCOMMODATION comprises of:-**

### GROUND FLOOR

#### Entrance Lobby

with 1 radiator and tiled flooring.

#### Lounge/Living Room

19'11" x 14'6" (6.09 x 4.43)

with stone surround fire place housing a multi fuel open fire, display plinth, 1 radiator and under stairs store cupboard.

#### Kitchen

11'6" x 8'6" (3.53 x 2.60)

hot and cold stainless steel sink, matching wall and base units with laminated worktops, incorporated double oven, partially tiled walls, wall mounted gas fired central heating boiler and 1 radiator. Washing machine, dishwasher, tumble dryer and cooker included in the sale.

#### Dining Room

13'7" x 7'4" (4.16 x 2.25)

tiled flooring, 1 radiator, serving hatch to kitchen, fridge freezer included in the sale.

### FIRST FLOOR

#### Bedroom 1

7'6" x 6'1" (2.30 x 1.86)

with 1 radiator.

#### Bedroom 2

11'0" x 8'11" (3.37 x 2.74)

with 1 radiator and fitted wardrobe.

#### Bedroom 3

9'2" x 7'8" (2.80 x 2.35)

with 1 radiator and fitted wardrobe.

#### Attic Room

with 1 radiator

#### Bathroom

with panelled bath, shower cubicle, wash hand basin, 1 radiator, fully tiled walls, pitched pine flooring.

#### Landing Area

Independent wc on landing area. Store cupboard, laddered access to attic bedroom

#### OUTSIDE

small gravelled front garden. Rear yard with steps up to flagged rear yard/ sitting area. Store shed with power connection. Access to rear service lane

#### MATERIAL INFORMATION

Services - All mains services and gas fired central heating

UPVC double glazed windows and doors

Tenure - Freehold

Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

Council Tax Band - A

Article 4 Directive - Property qualifies

If you own a residential dwelling (which is a main home) within the Eryri National Park area and wish to change the use to a second home, short term holiday let or specific mixed use, you will be required to obtain planning permission from Eryri's National Park Authority before undertaking the change of use

VIEWING:- Strictly via selling agent

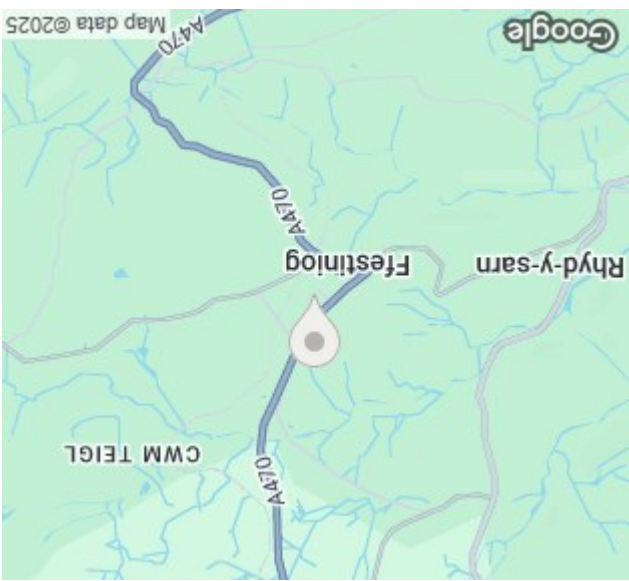






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



EPC Awaited

Floor plan Awaited