

# Tom Parry

Gwyndy , Blaenau Ffestiniog, LL41 4NT

£230,000

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Nestled in the tranquil surroundings of Rhyd Y Sarn, Blaenau Ffestiniog, this large semi-detached house offers a perfect retreat for those seeking peace and serenity. The property is situated in a rural area, providing a quiet atmosphere that is ideal for families or individuals looking to escape the hustle and bustle of city life.

The spacious layout of the house allows for comfortable living, with ample room for relaxation and entertaining. The semi-detached design ensures a sense of privacy while still being part of a friendly community. The picturesque landscape surrounding the property enhances its charm, making it a delightful place to call home.

Rhyd Y Sarn is known for its stunning natural beauty, with breathtaking views and a variety of outdoor activities available nearby. Whether you enjoy hiking, cycling, or simply taking in the fresh air, this location offers a wealth of opportunities to connect with nature.

This property is not just a house; it is a chance to embrace a lifestyle that values tranquillity and the beauty of the Welsh countryside. If you are looking for a spacious home in a peaceful setting, this semi-detached property in Rhyd Y Sarn could be the perfect choice for you.





**Our Ref: 1609**

**The ACCOMMODATION comprises :-**

**Entrance Hallway**
tiled entrance hallway with Velux windows, door to;

**Kitchen/Diner**
4.24 x 3.32 (13'10" x 10'10")
with fitted wall & base units & worktops with integrated oven & hob with extractor hood over. Stainless steel double sink & drainer. Dishwasher. Tiled flooring, lean to utility area.

**Lounge**
4.15 x 4.15 (13'7" x 13'7")
stone fireplace housing a wood burning stove, understairs storage cupboard. Night Storage heater

**Bathroom**
with storage cupboards, wash hand basin, low level W/C, walk in shower cubicle. Airing cupboard housing hot water cylinder. partly tiled walls. Plumbing for automatic washing machine .

**First Floor**

**Bedroom 1**
4.30 x 3.25 (14'1" x 10'7")
with dual aspect windows, night storage heater. Timber flooring,.

**Bedroom 2**
4.12 x 3.30 (13'6" x 10'9")
L shape bedroom.
Night storage heater
Exposed stone wall.

**Outside**
Stone built store shed, concrete patio area & neat garden with trees & shrubs. Gravelled pathway with parking space opposite












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.

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Tom Parry
01766 830126
tomparry.co.uk