



Tom Parry

Glasfryn Pen Y Bryn, Blaenau Ffestiniog, LL41 4LU

£190,000

Glasfryn Pen Y Bryn, Blaenau Ffestiniog, LL41 4LU

Nestled in the charming area of Pen Y Bryn, Ffestiniog, this delightful house offers a perfect blend of comfort and space, ideal for family living or entertaining guests. With four well-proportioned bedrooms, this property provides ample room for relaxation and privacy. The three reception rooms are versatile, allowing for a variety of uses, whether it be a cosy lounge, a formal dining area, or a playroom for children.

The house is situated in the picturesque town of Blaenau Ffestiniog, known for its stunning landscapes and rich history. Residents can enjoy the beauty of the surrounding countryside, with opportunities for outdoor activities such as hiking and exploring the nearby mountains.

Although the property features one bathroom, the layout is designed to maximise convenience and functionality for everyday living. The overall atmosphere of the home is warm and inviting, making it a perfect retreat after a long day.

This property presents an excellent opportunity for those seeking a family home in a tranquil yet vibrant community. With its spacious rooms and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home in Ffestiniog.

OUR REF: BF1595

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

opening up to:-

Living room

3.52 x 3.30 (11'6" x 10'9")

with timber surround fireplace, built in cupboard and 1 radiator.

Former Shop

8.12 x 4.43 (26'7" x 14'6")

with original glass frontage and 1 Radiator

Kitchen

4.17 x 3.22 (13'8" x 10'6")

L Shaped, with hot and cold stainless steel sink, fitted shelving and 1 radiator. Door to out to rear

Sitting Room

4.29 x 3.73 (14'0" x 12'2")

with tiled fireplace and 1 radiator

FIRST FLOOR

Bedroom 1 (Front)

4.52 x 2.88 (14'9" x 9'5")

with 1 radiator

Bedroom 2 (Rear)

4.52 x 3.73 (14'9" x 12'2")

Bedroom 3 (Front)

3.50 x 3.65 (11'5" x 11'11")

with Radiator

Bedroom 4 (Rear)

4.26 x 3.65 (13'11" x 11'11")

with 1 Radiator

Bathroom

with shower cubicle, wash hand basin and WC, airing cupboard housing the gas fired central heating boiler

OUTSIDE

Cellar/store room, store shed and disused WC. Good sized garden to the rear, laid down to lawn, mature trees and shrubbery.

SERVICES

all mains tested.







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.

