

4 Bed Terraced In Glanypwll , Glanypwll Blaenau Ffestiniog, LL41 3PG £190,000





SHORT DESCRIPTION

Property Ref: 12752 Welcome to this charming 4-bedroom terraced house nestled in a tranquil community on the outskirts of Blaenau Ffestiniog. Perfectly situated within walking distance to local amenities, this home offers both convenience and serenity. Step inside to discover a meticulously refurbished interior, boasting new electrics, plumbing, and central heating for modern comfort. The property features new UPVC windows and doors throughout, ensuring both energy efficiency and style. The heart of the home is the large living room, providing ample space for relaxation and entertainment. The newly installed kitchen, just 2 years old, is a chef's delight, offering functionality and contemporary design. Adjacent is a convenient utility room with a WC, adding practicality to daily living. Upstairs, you'll find a spacious bathroom and three well-appointed bedrooms, along with a stairwell leading to the attic bedroom, perfect for guests or as a private retreat. Outside, the front garden walkway has been recently laid with resin and stone aggregate, creating a welcoming entrance. The rear garden features stone slabs, providing a low-maintenance outdoor space for leisure and gatherings. Additional amenities include a shed with rear access to the parking area, adding convenience to storage and transportation needs. Don't miss the opportunity to call this inviting property your home sweet home. Contact 99home today to arrange a viewing and make your dream of peaceful living a reality!!

4

Bed Room(s)

2

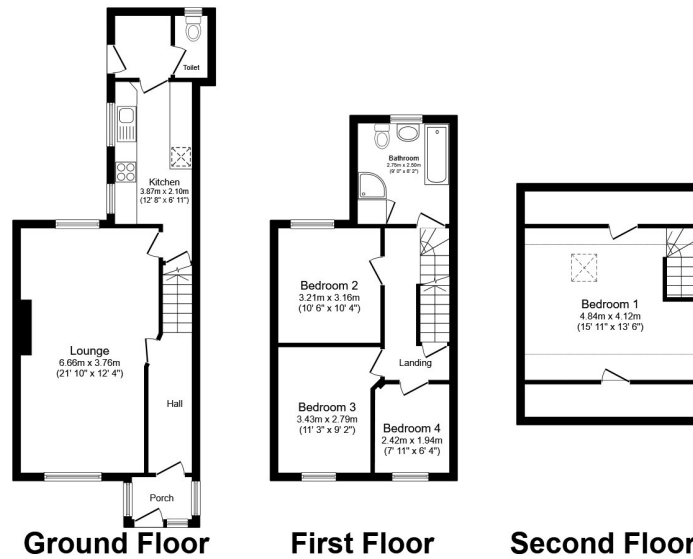
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 112.7 sq.m. (1,213 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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