



6 Bryn Brisgyll, Llan Ffestiniog, LL41 4NG

£78,000

- Inner terrace cottage
- Village centre location
- Country style kitchen units
- Gas fired central heating
 - uPVC double glazing
 - Garage
- Some items of furniture included in the sale if required
 - Ideal starter home
 - No onward chain

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A two storey, inner terrace cottage situated in the centre of the popular village of Llan Ffestiniog, which is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty. It is conveniently located within easy reach of the village shop and the historic slate quarrying town of Blaenau Ffestiniog is approximately 3 miles distance providing local shopping facilities and amenities.

The property has the benefit of gas fired central heating, uPVC double glazing, rear garden and garage. Some items of furniture are included in the sale if required.

The locality has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns at Blaenau Ffestiniog as well as several mountain biking trails with extreme mountain bike tracks and other adventure attractions such as the Zipworld, Bounce Below and Zip World Caverns. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

BF1115

The Accommodation comprises

(all measurements approximate)

Ground Floor

Entrance Porch

with uPVC double glazed door opening into the:-

Living Room/Dining Area

16'10" x 9'6" average (5.15m x 2.90m average)

with laminated flooring, staircase to first floor, radiator

Kitchen

14'0" x 9'7" max (4.27m x 2.93m max)

"L" shaped, with range of fitted wall and base units, enamel sink, built-in electric oven, 4 ring gas hob, semi-integrated dishwasher, work surfaces and tiled surrounds, breakfast bar, wall mounted "Glow-worm" gas fired central heating boiler, uPVC double glazed French doors opening to the rear

Shower Room

with plastic panelled shower enclosure, pedestal wash hand basin and w.c., tiled surrounds

First Floor

Landing

with built-in store cupboard

Bedroom

14'7" x 9'6" (4.45m x 2.91m)

with fitted cupboard, radiator

Outside

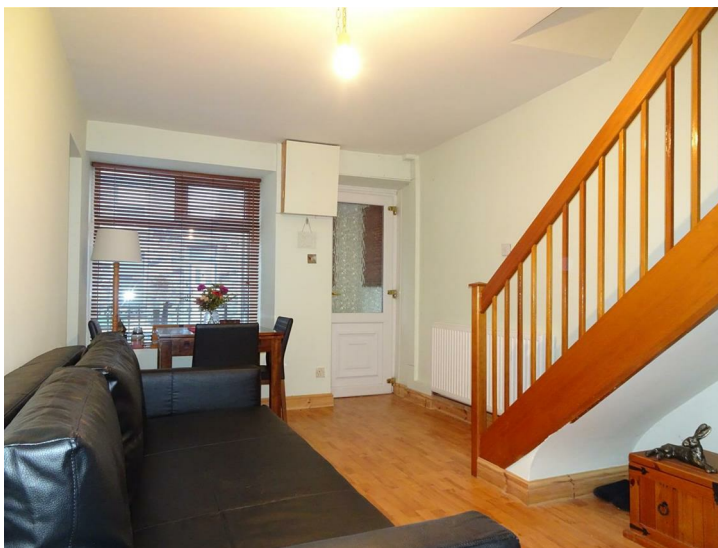
Small enclosed front garden

Rear yard with lawned garden area and flower border

Garage with metal up and over door

Services

All mains services





Tom Parry

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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