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Heimat, Manod Road, Blaenau Ffestiniog, Gwynedd, LL41 4AF

Asking Price: £225,000

EPC Rating: E

Heimat, Manod Road, Blaenau Ffestiniog, Gwynedd, LL41 4AF

Summary

Located on the outskirts of the slate mining village of Blaenau Ffestiniog in the small area known as Manod, Heimat is an impressive Detached property set within a large garden plot. Dating back to the 1880's this former Anglican parsonage is set over 3 floors and provides plenty of space for all the family to enjoy. The spacious and well presented accommodation briefly consists of a welcoming Entrance Porch that leads into the main inner Hallway. To the side is a comfortable size Lounge that overlooks the front garden and features a cast iron log burner that sits neatly upon a slate hearth with a polished slate surround. Across the Hallway is a large Dining room/Study, whilst further along is a light and spacious Kitchen that is fully fitted with a range of wooden base and wall units, topped with a cream stone effect work surface. The Kitchen is also equipped with a gas cooker point as well as connections for a dishwasher. Beyond the Kitchen is a part tiled Bathroom that boasts a champagne coloured 4 piece bath suite with a separate shower cubicle. Completing the ground floor is a large uPVC Conservatory that looks out onto the enclosed rear garden. Upstairs on the first floor are 2 generous size Double Bedrooms with a small Wc on the landing. On the 2nd floor are a further 2 more similar sized double bedrooms that feature exposed roof beams and large roof windows. The property has a mains gas central heating system and also benefits from uPVC double glazing. Outside to the rear of the property is a delightful enclosed patio garden with a small storage room that is attached to the main building, as well as a large Detached Garage/Workshop with a remote controlled electric door. In addition, to the side of the house is a useful stone built log store and a patio area, part covered by a veranda. Off road parking for 2/3 vehicles is also located at the rear and accessed from the side service road. At the front is a large lawn garden with a variety of flowering shrubs and bushes, part sheltered by a mature Sitka Spruce. With so much space both inside and out "Heimat" is the perfect choice for you and your family.

Directions

From Caernarfon, follow the A487 in the direction of Porthmadog. Take the by-pass through Penrhyndeudraeth and continue for several miles, turning left onto the A496 sign posted Blaenau Ffestiniog shortly after Maentwrog. Carry on along this road taking the next main turning on your left signposted Blaenau Ffestiniog. On reaching Blaenau Ffestiniog proceed along the High Street and after passing the Manod Hotel on your right the road bears to the left and now becomes Manod Road. Pass the primary school and Heimat will be on your right, set back from the road.

What3words reference…chuckle.inspects.dabbing



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band D.

Energy Performance Rating

The property has the following EPC rating: E. See EPC report for full information.













Entrance Porch	
Entrance Hall	
Lounge	*3.09m x 4.30m (10'2" x 14'1") max dimensions*
Conservatory	*2.78m x 3.59m (9'1" x 11'9") max dimensions*
Dining Room/Study	*3.43m x 4.30m (11'3" x 14'1")*
Kitchen	*3.43m x 3.59m (11'3" x 11'9") max dimensions*
Bathroom	*3.08m x 2.23m (10'1" x 7'4")*
First Floor Landing	
Bedroom 1	*3.43m x 4.30m (11'3" x 14'1")*
Bedroom 2	*3.08m x 4.30m (10'1" x 14'1")*
Wc	*1.63m x 1.05m (5'4" x 3'5")*
Second Floor Landing	
Bedroom 3	*3.43m x 4.30m (11'3" x 14'1")*
Bedroom 4	*3.08m x 4.30m (10'1" x 14'1")*
Outside Storage	*2.32m x 4.54m (7'7" x 14'11")*
Garden Store	*3.08m x 1.82m (10'1" x 6')*
Garage/Workshop	*4.08m x 7.29m (13'5" x 23'11")*

- Attractive Detached Stone Built Family Home
- Set Within Its Own Extensive Grounds
- Lots Of Original Features
- 2 Reception Rooms
- Fully Fitted Kitchen
- Ground Floor Bathroom
- 4 Double Bedrooms
- Large Detached Garage, Log Store & Garden Shed
- Conservatory
- Off Road Parking

Agents Note

We have been informed by the vendor that there are some restrictive covenants on the title, these include the use of any ecclesiastical name and a restriction preventing the property being split into flats.






Disclaimer

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