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10 New Tanymanod Terrace, Bethania, Blaenau Ffestiniog, Gwynedd, LL41 4BY

Asking Price: £165,000

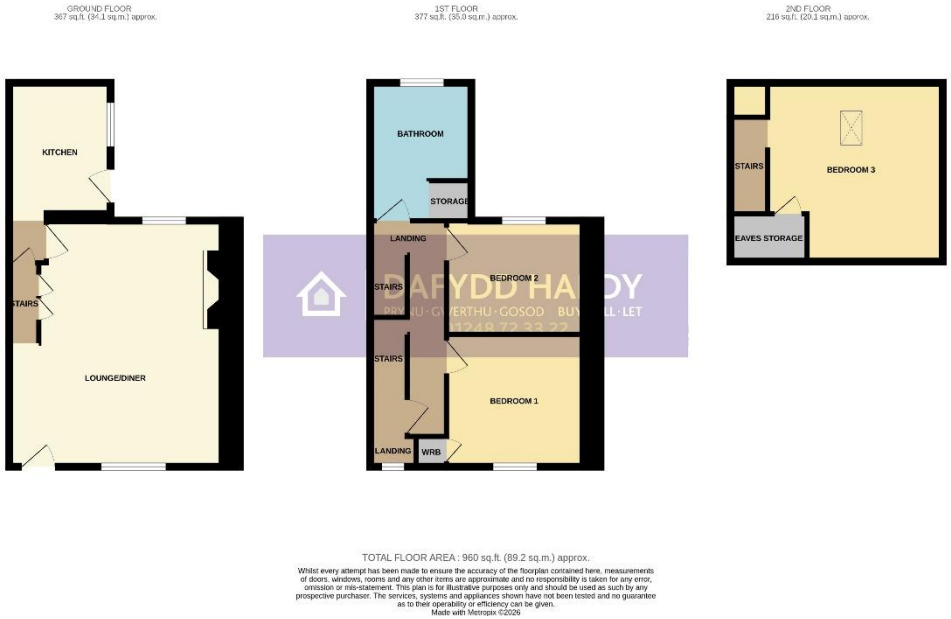
EPC Rating: C

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Summary

An immaculately presented and characterful three Bedroom, three-storey Terraced Home, ideally situated in the convenient village of Blaenau Ffestiniog. Beautifully renovated throughout to an exceptional standard, with all necessary Building Regulations approvals obtained, the property offers stylish and versatile accommodation, low-maintenance front and rear gardens, off-road parking with EV charger, and stunning mountainside views. Offered with no onward chain, the vendor has also advised that the contents may be available by separate negotiation, making this a truly move-in-ready home. Blaenau Ffestiniog offers a wide range of local amenities, including independent shops and businesses, convenience stores, and excellent access to mountain walks and trails, all within easy reach of the property. The accommodation begins with a spacious and welcoming Lounge/Diner, featuring a charming multi-fuel stove that creates an attractive focal point. The room benefits from dual-aspect windows to the front and rear, a bespoke media wall, a combination of carpet and laminate flooring, and useful understairs storage, with stairs rising to the first floor. A door leads into the contemporary Kitchen, fitted with stylish matt grey cabinetry complemented by solid oak worktops. Integrated appliances include a four-ring gas hob, electric oven, extractor hood, fridge/freezer, and dishwasher. A useful pantry makes excellent use of the space beneath the stairs, while tiled flooring, a side-facing window, and an external door complete the room.

The first floor offers two of the property's three Bedrooms. Bedroom 1 enjoys built-in wardrobes and attractive mountain views to the front, while Bedroom 2 overlooks the rear garden and is currently used as a home office. The impressive contemporary Bathroom has been thoughtfully designed and features a walk-in rainfall shower, a separate bath with a folding shower screen, twin stone wash basins set upon a bespoke wooden vanity, a wide LED heated mirror, and stylish part-tiled walls. A generous storage cupboard provides plumbing for a washing machine as well as additional storage space. Occupying the second floor is the third bedroom, a bright and characterful room set within the eaves. It benefits from useful eaves storage, glass balustrades, and a Velux window framing wonderful mountainside views. Outside, the rear garden has been attractively landscaped over several tiers. Immediately outside the kitchen is a concrete patio, with slate steps leading to the upper levels where you'll find a paved pathway, a sheltered pergola with hammocks, and a dedicated barbecue area - perfect for relaxing or entertaining. The property also benefits from a crushed slate parking area providing off-road parking for one vehicle, together with an EV charging point. To the front, the property is approached via a wooden gate bordered by mature hedging, with steps leading to a paved pathway and the front entrance. The front garden features an artificial lawn alongside a raised patio seating area, ideal for enjoying the surrounding views. A variety of established plants and shrubs provide colour and interest throughout the seasons. Further benefits include a newly installed gas central heating system together with new uPVC double-glazed windows and doors throughout. The vendor also informs us that the roof was restored in 2021 using the StormFlex system, which has a 20 year warranty (from 2021).



Directions: From our Caernarfon office, follow the direction for Porthmadog along the A487 & A4871. Continue past Porthmadog following the signs for Blaenau Ffestiniog heading through the villages of Minffordd & Penrhyndeudraeth. After passing the Oakley Arms pub, take the left continuing for Blaenau Ffestiniog onto the A470. Continue through the 40mph and up the hill, then take the right turn for Blaenau Ffestiniog. Follow this road under the railway bridge then at the junction turn left, continuing for Blaenau Ffestiniog. Follow the road for approximately 0.5 miles then turn right onto Manod Road. Continue up then turn left onto Tanymanod Terrace where the property is located half-way down on the right-hand side. **What3Words: happening.dragonfly.area**

Services: We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

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 to be advised with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band: The property is council tax band B.













12 Y Maes, Caernarfon, Gwynedd, LL55 2NF | caernarfon@dafyddhardy.co.uk | 01286 67 7774 | **www.dafyddhardy.co.uk**

Ground Floor	
Lounge/Diner	*5.67m x 5.31m (18'7" x 17'5") Max. dimensions*
Kitchen	*3.18m x 2.32m (10'5" x 7'7") Max. dimensions*
First Floor Landing	
Bedroom 1	*3.09m x 3.05m (10'2" x 10')*
Bedroom 2	*3.09m x 2.65m (10'2" x 8'8")*
Bathroom	*3.02m x 2.33m (9'11" x 7'8") Max. dimensions*
Second Floor	
Bedroom 3	*4.74m x 4.13m (15'7" x 13'7") Max. dimensions*

- Immaculately Presented Terraced Three-Storey Home
- 3 Well-Proportioned Bedrooms
- 1 Contemporary Bathroom
- Fully Renovated Throughout
- Front & Rear Gardens
- Off-Road Parking & EV Charger
- Gas Central Heating & uPVC Double Glazing
- Contents Can Be Included Subject to Negotiation
- Viewing Highly Recommended
- NO ONWARD CHAIN






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