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**3 Bull Street, Maentwrog, Blaenau Ffestiniog, Gwynedd, LL41 4HN**

Asking Price: £369,000

EPC Rating: E

# 3 Bull Street, Maentwrog, Blaenau Ffestiniog, Gwynedd, LL41 4HN

## Summary

A charming grade II listed mid-terrace cottage, brimming with character, situated within the village of Maentwrog. Occupying an elevated position, this delightful home immediately impresses with its attractive frontage, accessed via a set of gated steps leading up to a front patio and entrance. The cottage offers a warm and inviting atmosphere throughout, combining traditional features with practical living spaces. The accommodation begins with a generous living room, full of character, featuring exposed beams and a gas log-effect fireplace which creates a cosy focal point. To the rear lies a farmhouse-style kitchen/diner, fitted with a tiled floor and a comprehensive range of integrated appliances including oven, hob, fridge, freezer and dishwasher, along with plumbing for a washing machine. The space provides ample room for dining and everyday living. To the first floor are three well-proportioned bedrooms, each benefiting from wardrobes, alongside a modern shower room fitted with a large double shower and half-tiled walls. From the front elevation of the first floor, the property enjoys pleasant views down the valley. The home is heated by LPG central heating. Externally, the rear of the property offers an enclosed patio area, ideal for outdoor seating and relaxation, complemented by useful storage and access to the first floor.

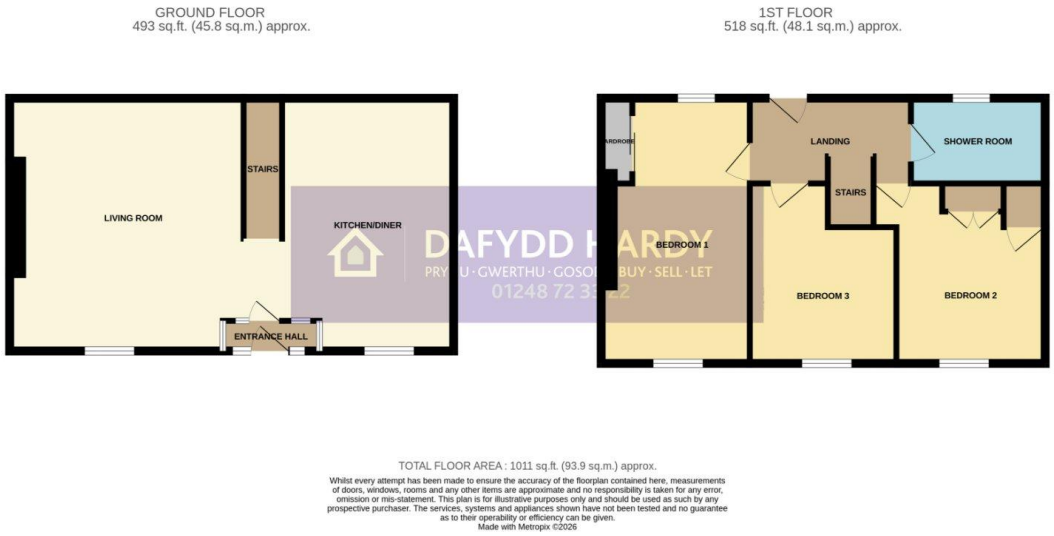
## Directions

From Bangor take the A487 to Porthmadog. From Porthmadog continue on the A487 for approximately 7 miles passing through the villages of Minffordd and Penrhyndeudraeth. Turn right for Maentwrog and continue through the village, passing the pub on your right. The property can be found on your left after 400 yards.

**What3Words: claw.sprinting.forgiven**

## Services

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




## Heating

LPG 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 B.

## Energy Performance Rating

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













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|---|---|
| **Porch** | *2.02m x 0.6m (6'8" x 2') max. dimensions* |
| **Living Room** | *5.12m x 5.54m (16'10" x 18'2") max. dimensions* |
| **Kitchen/Diner** | *3.49m x 5.12m (11'5" x 16'10") max. dimensions* |
| **First Floor Landing** | |
| **Bedroom 1** | *5.45m x 3m (17'11" x 9'10") max. dimensions* |
| **Bedroom 2** | *2.97m x 3.64m (9'9" x 11'11") max. dimensions* |
| **Bedroom 3** | *3.66m x 2.98m (12' x 9'9") max. dimensions* |
| **Shower Room** | *2.67m x 1.73m (8'9" x 5'8") max. dimensions* |

- Mid-Terrace Character Cottage
- Grade II Listed
- Elevated Position with Front Patio
- Spacious Living Room with Beams
- Farmhouse Style Kitchen/Diner
- Three Bedrooms with Wardrobes
- Enclosed Rear Patio Area
- LPG Central Heating









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