DAFYDD HARDY
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10 Bryn Tirion, Pant Llwyd, Blaenau Ffestiniog, Gwynedd, LL41 4PP

Asking Price: £162,500

EPC Rating: E

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Summary

Occupying an elevated position in the village of Ffestiniog, this beautifully presented two Bedroom Terraced Home combines stylish modern interiors with charming original features. Benefiting from a low-maintenance rear garden, off-road parking for two vehicles, and stunning views across the surrounding countryside and the Eryri (Snowdonia) mountain range, the property offers an ideal home in a picturesque setting. The village provides a range of everyday amenities, including a convenience store, public house, and primary school, while the nearby town of Blaenau Ffestiniog offers a wider selection of shops and services. The accommodation opens into a beautiful, open-plan Lounge and Kitchen, creating a welcoming and sociable living space. The lounge features an attractive log-burning stove set within the original chimney breast, complemented by original slate flooring, a front-facing window, and stairs rising to the first floor. The kitchen is fitted with wood-effect cabinetry, black worktops, an integrated oven, hob, and angled extractor hood, along with a breakfast bar providing additional storage, preparation space, and informal dining. There is also a useful understairs storage cupboard, tiled flooring, and a rear-facing window. An opening leads through to the Utility area, which offers further worktop space, plumbing for a washing machine, matching tiled flooring, and a door providing access to the rear garden. Completing the ground floor is a contemporary Shower Room, fitted with a double-width rainfall shower cubicle, W/C, vanity wash basin with storage, heated towel rail, partially tiled walls, and tiled flooring. To the first floor are two bedrooms. Bedroom 1 is a spacious double room with loft access and a front-facing window enjoying spectacular elevated views towards the Eryri mountain range. Bedroom 2 overlooks the rear garden and surrounding hillside and benefits from a built-in wardrobe. Externally, the property enjoys a thoughtfully landscaped, low-maintenance rear garden. Steps rise from the rear door to a slate patio bordered by a variety of established shrubs and plants, with further steps leading to an additional slate seating area enclosed by low boundary walls. A rear gate provides access to the private off-road parking area for two vehicles, where the impressive countryside views can be fully appreciated. The property further benefits from LPG central heating and uPVC double glazing throughout.

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. At the fork in the road, head up the hill for Allt Goch/B4391 continuing for Ffestiniog. At the centre the village continue through following Penybryn Road then after passing the terraced houses passing under the railway bridge, turn left back onto B439. Follow this road until you see the terraced houses on the right and the property is located about halfway along.

What3Words: busy.foil.deodorant



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.

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

Currently a holiday let but was previously Band A.

Energy Performance Rating

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













Ground Floor	
Lounge/Kitchen	*6.00m x 3.93m (19'8" x 12'11") Max. dimensions*
Utility Room	*2.29m x 1.27m (7'6" x 4'2")*
Shower Room	*2.36m x 1.26m (7'9" x 4'2")*
First Floor Landing	
Bedroom 1	*3.79m x 3.17m (12'5" x 10'5") Max. dimensions*
Bedroom 2	*3.72m x 2.80m (12'2" x 9'2") Max. dimensions*

- Beautifully Presented Two Bedroom Terraced Home
- Elevated Position with Stunning Views Across the Eryri Mountain Range
- Stylish Open-Plan Lounge and Kitchen with Original Slate Flooring
- Characterful Log-Burning Stove Set Within the Original Chimney Breast
- Contemporary Shower Room & Practical Utility Area
- Landscaped, Low-Maintenance Rear Garden with Slate Patio Seating Areas
- Private Off-Road Parking for Two Vehicles
- LPG Central Heating & uPVC Double Glazing Throughout









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