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11 Moel Gwyl, Ffestiniog, Llan Ffestiniog, Gwynedd LL41 4NQ

Asking Price: £249,950

EPC Rating: To be confirmed

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Summary

A well-presented three Bedroom Semi-Detached Bungalow offering modern and versatile accommodation, featuring a spacious open-plan Lounge/Kitchen/Diner with double patio doors, two front-facing Bedrooms enjoying lovely field and mountain views, low-maintenance front and rear gardens, and off-road parking for two vehicles. The property is situated in the village of Ffestiniog, which offers a range of everyday amenities including a convenience store, public house and primary school. The nearby town of Blaenau Ffestiniog provides a wider selection of shops, services and amenities. The accommodation begins with a welcoming Entrance Hall, featuring a useful storage cupboard to the right and access to the loft. The loft is partially boarded and benefits from a pull-down loft ladder, providing convenient additional storage space. Also off the hallway is a handy W/C, fitted with a wall-mounted washbasin and partial tiled walls. To the front of the property are two Bedrooms, with one currently utilised as a second reception room and benefiting from a bay window. Both rooms enjoy lovely views across the surrounding fields towards the mountains. The third bedroom is positioned further along the hallway to the right and features a window overlooking part of the rear garden. Also accessed from the hallway is the contemporary Shower Room, which is fitted with a walk-in rain shower cubicle, W/C, washbasin set within a wall-mounted vanity unit, and heated towel rail. The room is finished with attractive floor-to-ceiling tiling. Completing the accommodation is the spacious open-plan Lounge/Kitchen/Diner, positioned to the rear of the property. The kitchen features white cabinetry complemented by black speckled worktops and is equipped with a built-in oven, hob and extractor, together with plumbing for both a washing machine and dishwasher. A useful breakfast bar creates a natural separation between the kitchen and living areas while providing additional preparation space or an informal dining area. The lounge and dining area benefit from double patio doors with adjoining side windows, creating a wonderful connection between the interior and garden. A further single door provides convenient access to the right-hand side of the property. Externally, the property benefits from low-maintenance gardens to both the front and rear. The enclosed rear garden is arranged over two tiers. The lower tier features a paved area with decorative crushed slate extending around the property, creating a pleasant seating area. Steps lead up to a further low-maintenance section comprising crushed slate and a paved area, providing an additional space for seating or outdoor entertaining. A variety of established trees, shrubs and plants add colour and interest to the garden. To the front, a low boundary wall encloses the garden, with a paved pathway leading to the front entrance. The pathway continues to a decorative crushed slate area enjoying distant mountain views. A side access gate provides additional privacy and security while also offering a convenient area for bin storage. Two designated parking spaces are located in front of the property, providing off-road parking for two vehicles. Further benefits include gas central heating and uPVC double glazing.



Directions

From our Caernarfon office, follow the direction for Porthmadog along the A487. 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. As you approach the top of the hill, turn left just after the church and continue down Tynymaes, then turn right into Moel Gwyl where the property is located on the right-hand side.
What3Words: succumbs.surveyed.undertook

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 freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band C.













A well-presented three-Bedroom Semi-Detached Bungalow offering modern, versatile accommodation, stunning mountain views, low-maintenance gardens and off-road parking for two vehicles, ideally situated in the village of Ffestiniog.

Entrance Hall	
W/C	*0.99m x 0.84m (3'3" x 2'9")*
Lounge/Kitchen/Diner	*6.84m x 3.90m (22'5" x 12'10")*
Bedroom 1	*4.02m x 3.11m (13'2" x 10'2") Max. dimensions*
Bedroom 2	*4.45m x 3.11m (14'7" x 10'2") Max. dimensions*
Bedroom 3 (Snug)	*2.84m x 2.67m (9'4" x 8'9")*
Shower Room	*2.64m x 1.97m (8'8" x 6'6") Max. dimensions, L-shaped*

- Semi Detached Bungalow
- 3 Bedrooms, Shower Room & Separate WC
- Spacious Open Plan Lounge/Kitchen/Diner
- Impressive Mountain Views Towards Eryri National Park
- Low Maintenance Front & Rear Gardens
- Designated Off Road Parking For 2 Vehicles
- Gas Central Heating & uPVC Double Glazing






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