



**Barwyd Terrace
Tanygrisiau
Blaenau Ffestiniog
Gwynedd
LL41**

Offers in Excess of £120,000

bettermove 

Barlwyd Terrace

Blaenau Ffestiniog

Bettermove are proud to present this 2 bedroom cottage in Tanygrisiau, available with no forward chain.

This property is currently used as a successful Airbnb.

The property benefits from double glazing, and electric heating throughout, with on street parking available,

The council tax band is A.

The interior of this beautifully presented stone-built property comprises a small entrance hall leading into a spacious open-plan living and dining area, featuring an inglenook fireplace with cast iron log burner and exposed beamed ceiling, fitted kitchen, with access to the rear service pathway. The first floor consists of two bedrooms, including a good-sized double and a single bedroom, both served by a part-tiled shower room with white suite. The exterior boasts a small sheltered side garden with mature trees and flowering shrubs, along with a front patio area offering spectacular mountainous views and a peaceful spot to relax while listening to the nearby river.

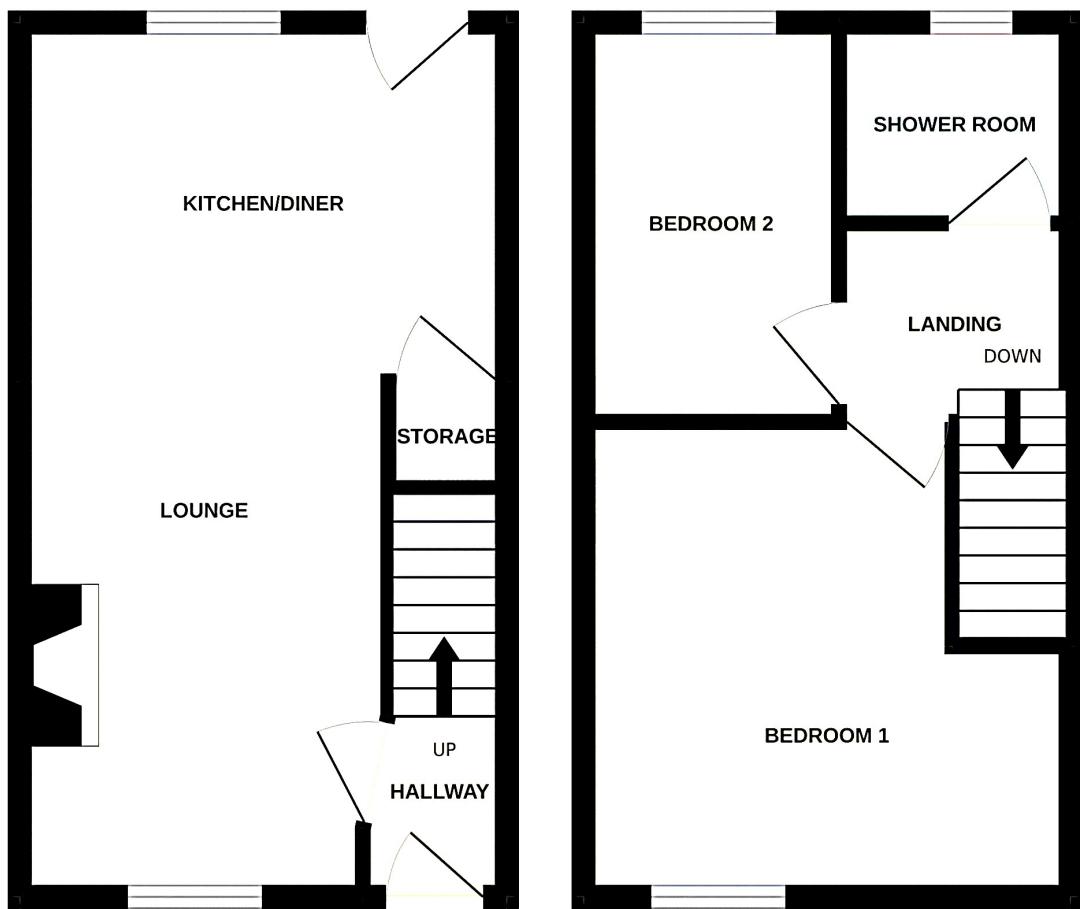
Located in the popular town of Tanygrisiau, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Blaenau Ffestiniog Train Station, a variety of local bus routes, and quick access to the A470.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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