



**Ffordd Blaenau  
Llan Ffestiniog  
Gwynedd  
LL41 4LW**

**Offers in Excess of £95,000**

**bettermove**

# Ffordd Blaenau Gwynedd

Bettermove are proud to present this 1 bedroom semi-detached house in the village of Llan Ffestiniog, available with no forward chain.

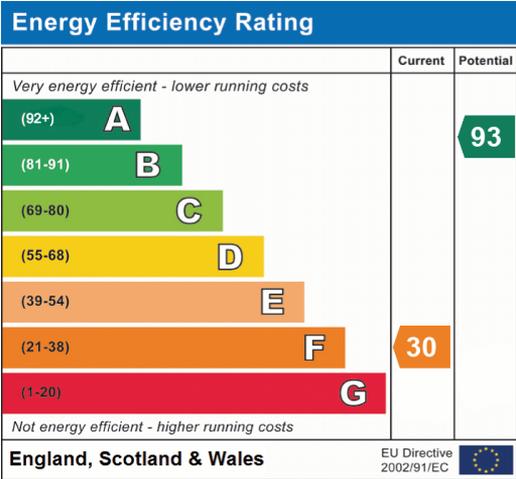
The property benefits from double glazing, electric heating throughout and roadside parking available 50 yards from property (can park outside cottage to unload only).

The interior of this well presented property comprises a spacious and open plan living area, the fitted kitchen, dining & sitting area with a multi-fuel stove and exposed ceiling beams. The first floor has one double bedroom and the family bathroom. The exterior boasts a private rear courtyard with seating area.

Located in the popular village of Llan Ffestiniog, many local attractions such as several mountain biking trails with extreme mountain bike tracks and other adventure attractions such as the Zipworld, Bounce Below and Zip World Caverns.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





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