



Tyn Cefn , Blaenau Ffestiniog, LL41 4BW

£575,000

Nestled in the picturesque Vale of Ffestiniog, this charming, detached house is designed in the style of a traditional Welsh long cottage, offering a delightful blend of character and modern living. The property boasts an impressive three bedrooms, providing ample space for families or those seeking a peaceful retreat.

Upon entering the main house you are greeted by an inviting reception room which still offers a nod to the style of the original property, perfect for entertaining guests or enjoying quiet evenings with loved ones. The main house features three well-appointed bedrooms, ensuring comfort and privacy for all occupants.

The property has benefitted from a recent upgrade in its heating and insulation, with the latest solar panels and air source system fitted.

Additionally, the property includes a separate established holiday cottage with two bedrooms, presenting an excellent opportunity for rental income or accommodating visitors. Set within large and private grounds, this home offers a serene environment, ideal for outdoor activities or simply enjoying the stunning natural surroundings. Its situation within the Vale affords mountain view all around. The location near Blaenau Ffestiniog is not only beautiful but also rich in history and culture, making it a wonderful place to call home.

This property is a rare find, combining traditional charm with modern amenities, all within a tranquil setting. Whether you are looking for a family home or a unique investment opportunity, this delightful cottage in the heart of Wales is sure to impress.

Dimensions

Main Cottage – Ground Floor

Porch

Entrance

Lounge 4.413m x 5.208m (max)

Utility / Boot Room 3.017m x 2.453m

Den 3.012m x 2.474m

Den 1.627m x 3.012m

Breakfast Kitchen 4.446m x 2.945m

First Floor

Landing

Bedroom 4.754m x 2.611m

Bedroom 2.519m x 3.574m

Bedroom 3.967m x 2.748m

Bathroom 2.107m x 1.813m

Holiday Cottage

Porch / Boot Room

Bathroom 1.785m x 1.336m

Dining Kitchen 3.117m x 3.120m

Bedroom 2.896m x 2.471m

Bedroom 3.067m x 2.537m

Lounge 4.015m x 3.610m

Location

Vale of Ffestiniog (Dyffryn Ffestiniog)

The Vale of Ffestiniog (Welsh: Dyffryn Ffestiniog) is a dramatic upland valley in Gwynedd, North Wales, centred around the town of Blaenau Ffestiniog. It sits within the wider Eryri National Park, an area known for rugged mountains, slate landscapes, and deep cultural roots.

Blaenau Ffestiniog

Blaenau Ffestiniog is a small but historically important town in North Wales, set high in the mountains of Gwynedd within Eryri National Park. It's best known for its slate industry, rugged scenery, and strong Welsh identity.

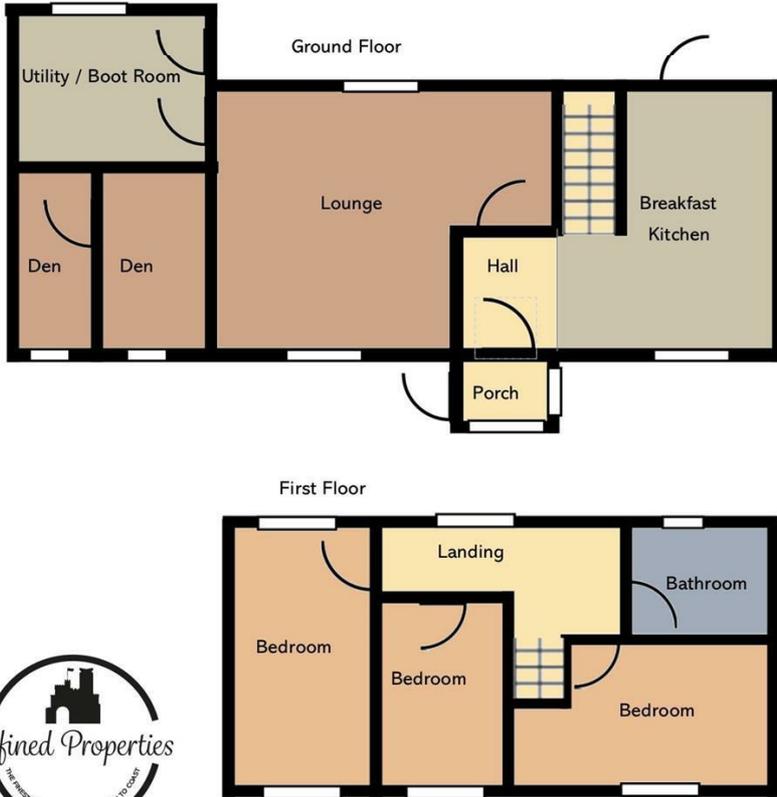
In the 19th century, Blaenau Ffestiniog became one of the most important industrial towns in Britain with huge quarries like Llechwedd Slate Caverns and others dominated the landscape.

It is surrounded by rugged peaks like Moelwyn Mawr and has lakes such as Llyn Tanygrisiau.

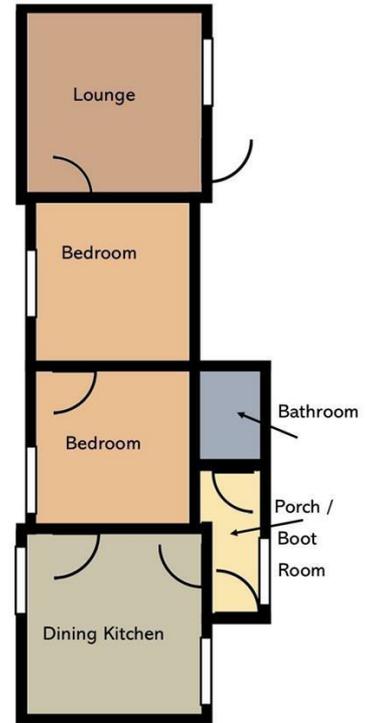
Blaenau Ffestiniog is a key hub for historic railways, with the Ffestiniog Railway which has steam trains running through the valley to Porthmadog.

Local adventure destinations include Zip World Llechwedd with underground trampolines and zip lines inside old quarries. There is an abundance of places to hike and scramble in the surrounding mountains, and mountain biking using nearby trail centres.

Floor Plan

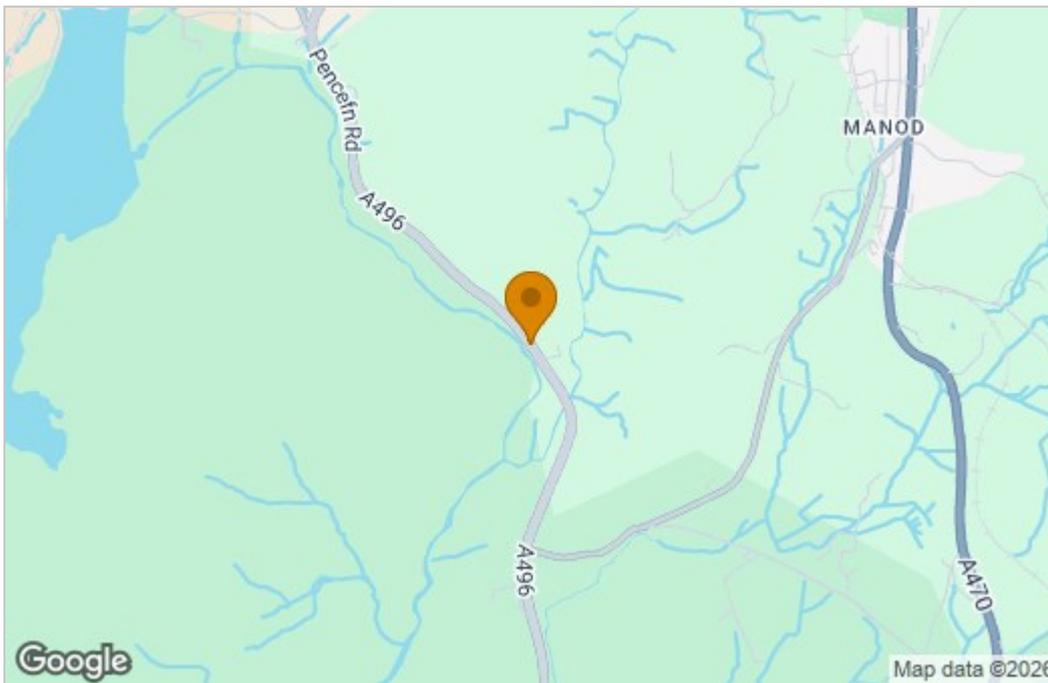


Holiday Cottage

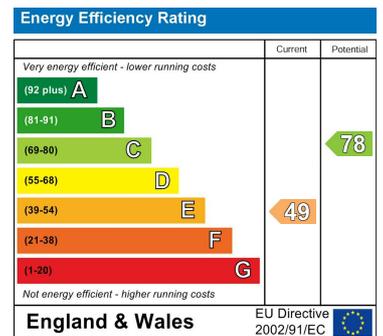


Not to scale ~ for illustrative purposes only

Area Map



Energy Efficiency Graph



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