



## 26 Fron Fawr, Blaenau Ffestiniog LL41 3YE

Offers in the region of £117,500

- A freehold inner terrace house
- Conveniently situated within easy reach of the Londis store, primary and secondary schools, health centre, swimming pool and park
  - 3 bedrooms
  - uPVC double glazing
- Gas fired central heating
  - Garden to the front
    - Rear Yard
  - Ideal family home



## 26 Fron Fawr, Blaenau Ffestiniog LL41 3YE

A 3 bedroom, freehold terrace house situated on a predominantly Council owned estate, conveniently situated within easy reach of the Londis shop, Primary and Secondary schools, swimming pool and local park.

The property has the benefit of uPVC double glazing, gas fired central heating, garden to the front and rear yard. It is considered to be an ideal family sized home.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns. The town also boasts several mountain biking trails with extreme mountain bike tracks and other adventure attractions such as the Zipworld, Bounce Below and Zip World Caverns. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

**Ref: BF1231**

**The Accommodation comprises:-**  
(all measurements are approximate)

### Ground Floor

#### Entrance Hall

with wood effect uPVC double glazed entrance door, walk-in store room, radiator, stairs to first floor

#### Living Room

11'8" max x 11'6" (3.57m max x 3.51m)

with stone surround fireplace and hearth fitted with "Living Flame" mains gas fire, radiator, timber flooring

#### Kitchen

12'2" max x 11'11" (3.73m max x 3.65m)

with range of fitted wall and base units, including tall unit and 1½ bowl stainless steel sink unit, worktops, tiled surrounds, built-in cupboard, space and plumbing for washing machine and dishwasher, radiator, tiled floor, ceiling downlights, uPVC double glazed door to rear

#### Bathroom

with panelled bath and shower fitment over, sink and w.c. combination Vanity unit, fully tiled walls, radiator, tiled floor, ceiling downlights

### First Floor

#### Landing

with radiator, ceiling access hatch to roof space, walk-in cupboard with fitted shelving and housing the wall mounted "Worcester" gas fired Combi boiler

#### Front Bedroom 1

14'11" x 11'5" max (4.55m x 3.48m max)

with radiator

#### Front Bedroom 2

10'8" x 6'11" (3.27m x 2.12m)

with radiator

#### Rear Bedroom 3

12'7" max x 8'9" (3.85m max x 2.68m )

with radiator

#### Outside

Enclosed lawned garden to the front with concreted path and paved edge

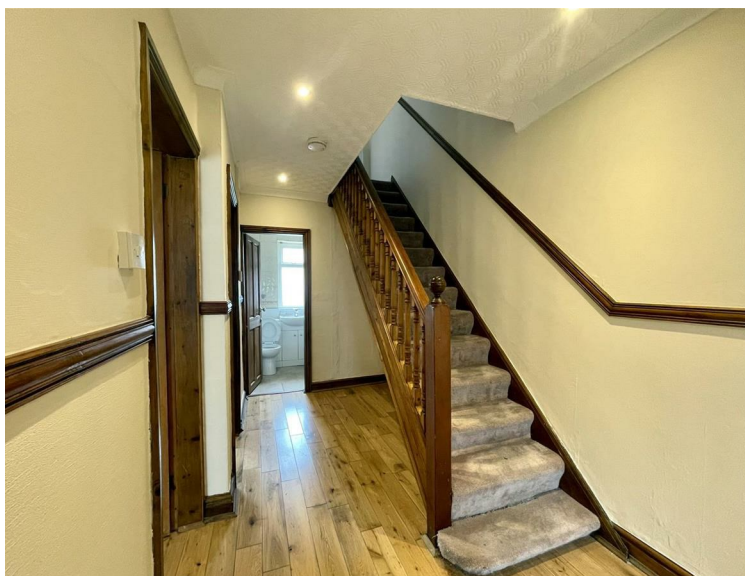
Enclosed concreted rear yard with paved area, store shed

#### Services

All mains services

#### Council Tax

Band A







**Tom Parry**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	75   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



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