



Tom Parry

9 The Square, Blaenau Ffestiniog, LL41 3UL
Offers in the region of £195,000

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Tom Parry & Co are delighted to offer for sale this substantial, three storey, inner terrace, bay fronted residence situated in a popular residential location, overlooking the local park.

It has the benefit of uPVC double glazing, gas fired central heating. The first and second floors are fully carpeted.

Situated within easy walking distance of the Londis Store, primary and secondary schools, swimming pool, leisure centre and health centre.

The historic slate quarry town of Blaenau Ffestiniog has several tourist attractions, including the Ffestiniog Narrow Gauge Railway and the Llechwedd Slate Caverns. The town also boasts several mountain biking trails, including extreme mountain bike tracks and other adventure attractions such as the "Zipwire", "Bounce Below" and "Zip World Caverns".

BF1314

ACCOMMODATION

All measurements are approximate.

GROUND FLOOR

Lounge

6.51 x 4.78 (21'4" x 15'8")

With 2 radiators, bay window, ornamental fireplace housing a solid fuel stove, under stairs storage cupboard, timber flooring and 2 glazed doors leading to the dining room.

Dining Room

4.21 x 4.15 (13'9" x 13'7")

With radiator and 2 Velux roof windows.

Kitchen

3.76 x 3.60 (12'4" x 11'9")

With radiator, hot and cold stainless steel sink, matching wall and base units, partly tiled walls, cooker hood, plumbing for automatic washing machine, dual aspect slate flooring with glazed double doors out to rear. Also has an independent w/c.

FIRST FLOOR

Landing

With radiator.

Bedroom 1

4.34 x 3.26 (14'2" x 10'8")

L shaped room with radiator.

Bedroom 2

3.28 x 3.09 (10'9" x 10'1")

With radiator, a walk in linen room with fitted shelving and a gas fired central heating boiler.

Bathroom

With radiator, panelled bath, shower cubicle, wash hand basin and w/c.

SECOND FLOOR

Bedroom 3

2.19 x 2.05 (7'2" x 6'8")

With radiator.

Bedroom 4

3.17 x 2.65 (10'4" x 8'8")

With radiator.

Bedroom 5

3.37 x 3.05 (11'0" x 10'0")

With radiator.

EXTERNALLY

Flagged garden area to the rear with flower borders, stone shed and access to rear service lane.

SERVICES

All mains services.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: C





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tomparry.co.uk

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.

Score	Energy rating	Current	Potential
92+	A	82 B	
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

