



Tom Parry

Bodorwel Park Square, Blaenau Ffestiniog, LL41 3AD

Offers in the region of £140,000

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Tom Parry and Co are delighted to offer for sale this well presented and fully modernised and refurbished, two bedroom, semi detached house, conveniently situated within easy reach of the town's shops and amenities.

The present owner extensively upgraded the property two years ago, and the works included the installation of a gas fired central heating system, contemporary kitchen and bathroom fittings, complete new flooring together with newly fitted carpets, the attic room has been converted into a bedroom with an En Suite shower room and the outside shed/toilet has been turned into a new utility room.

The property has been successfully run as a holiday let business for the past two years.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which includes 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 and many scenic country walking routes.

BF1337

ACCOMMODATION

(all measurements are approximate)

GROUND FLOOR

Entrance lobby opening to the:-

Kitchen/Living Room

6.93 x 4.59 (22'8" x 15'0")

with hot and cold stainless steel sink with fitted wall and base units including fridge/freezer; dishwasher; electric hob; eye level cooker and microwave; partly tiled walls; log burning stove on a stone plinth; exposed stone wall; 3 radiators; under stairs store cupboard; cupboard housing the 'Baxi' gas fired central heating boiler; door out to rear

FIRST FLOOR

Landing

with radiator

Bedroom 1

4.09 x 3.73 (13'5" x 12'2")

L shaped room with bay window and radiator
Cloak area with radiator

Bathroom

with panelled bath; shower cubicle; wash hand basin and w.c; heated towel rail

SECOND FLOOR

Bedroom 2

3.49 x 3.01 (11'5" x 9'10")

with 'Velux' window; radiator; fitted shelving in recess

En Suite Shower Room

with shower cubicle; wash hand basin and w.c; partly tiled walls

EXTERNALLY

Rear yard with a hot tub in situ; access to rear service lane
Utility/ Store Room with plumbing for automatic washing machine

SERVICES

Mains Water, Electricity, Gas and Drainage

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band 'A'



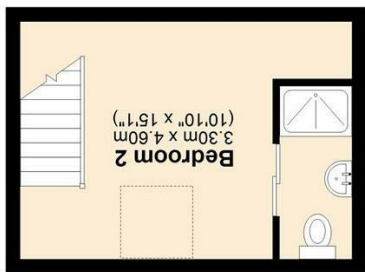
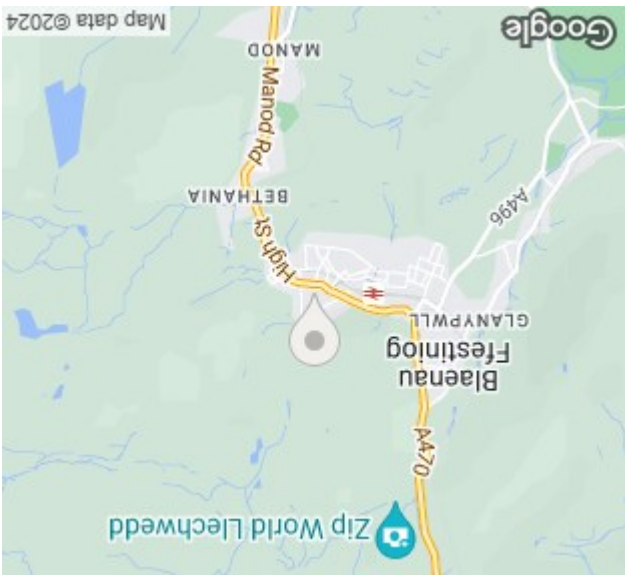




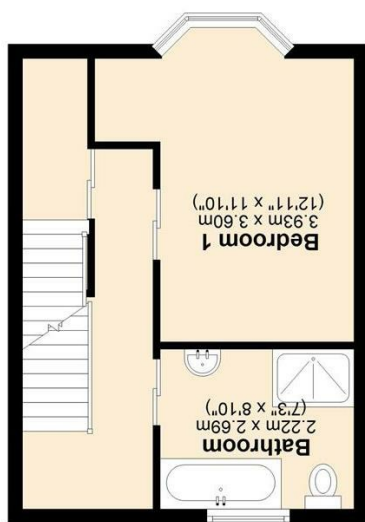
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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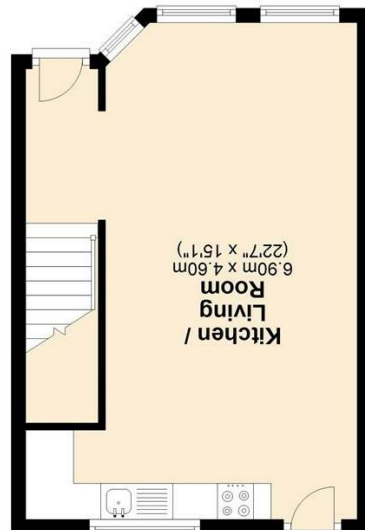
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Second Floor



First Floor



Ground Floor