



Tom Parry

Madoc House High Street, Blaenau Ffestiniog, LL41 3AP

Offers in the region of £145,000

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Tom Parry & Co are delighted to offer for sale this substantially sized semi-detached residence occupying a roadside position. The property is in need of general refurbishment and modernisation and offers tremendous scope in this respect.

The accommodation is arranged on three floors and has the benefit of 6 bedrooms, gas fired central heating system and uPVC double glazed windows.

Vendors are open to sensible offers.

BF1339

ACCOMMODATION

(all measurements are approximate)

GROUND FLOOR

Entrance Porch opening to the Hallway
with radiator

Front Lounge

6.46 x 4.30 (21'2" x 14'1")

into the bay window; tiled surround fireplace housing the mains gas fire; radiator

Kitchen

3.67 x 2.63 (12'0" x 8'7")

with hot and cold stainless steel sink and matching wall and base units with Formica worktops; partly tiled walls; plumbing for automatic washing machine; door out to rear

Inner lobby leading to the :-

Living Room

3.66 x 2.77 (12'0" x 9'1")

tiled fireplace with mains gas fire; under stair store cupboard;

FIRST FLOOR

Landing

with radiator

Bedroom 1

5.83 x 5.73 (19'1" x 18'9")

into two deep bay windows; radiator; hot and cold wash hand basin

Bedroom 2

3.68 x 3.13 (12'0" x 10'3")

Bathroom

with shower cubicle; wash hand basin and w.c;

radiator; partly tiled walls; cupboard housing the gas fired central heating boiler
Separate industrial w.c and wash hand basin

SECOND FLOOR

Front Bedroom 3

4.34 x 2.92 (14'2" x 9'6")

Front Bedroom 4

4.31 x 2.82 (14'1" x 9'3")

Rear Bedroom 5

3.66 x 2.63 (12'0" x 8'7")

Rear Bedroom 6

3.65 x 3.10 (11'11" x 10'2")

EXTERNALLY

Small front fore garden

Flagged rear yard with steps up to a gravelled garden area

Access to rear service lane

SERVICES

Mains Electricity, Gas, Water and Drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'E'





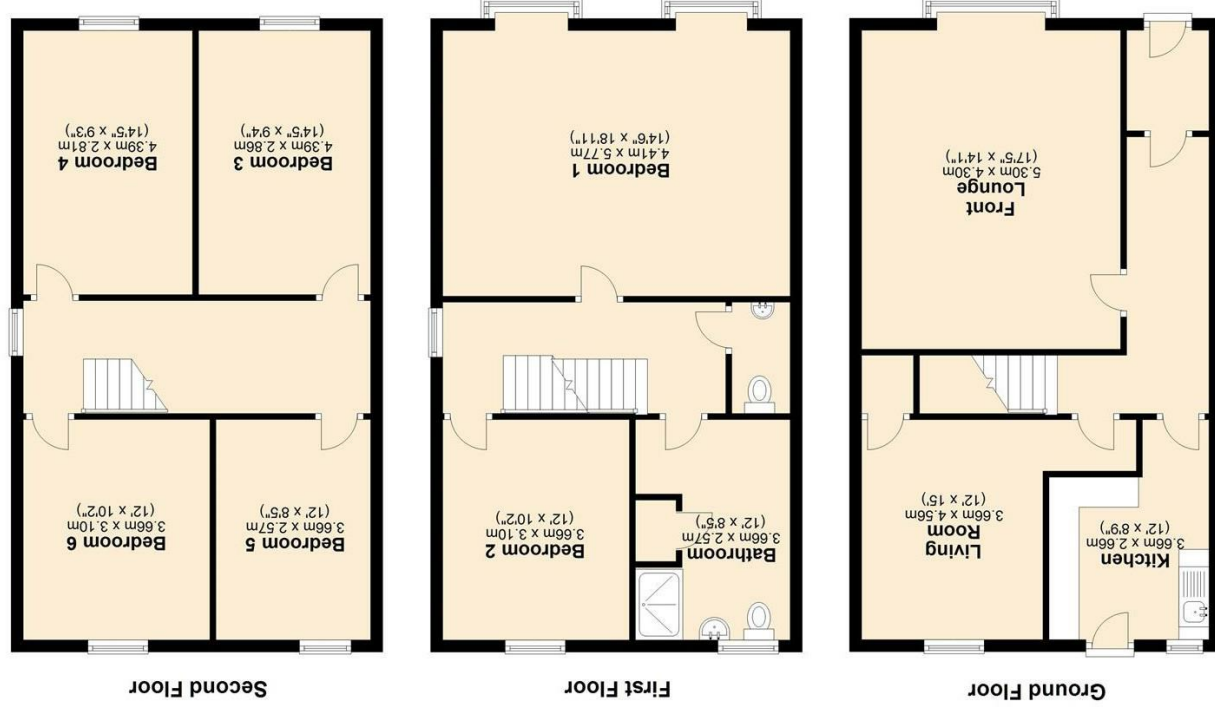
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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY 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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

