



**Tom Parry**

Glanyppwll Villa , Blaenau Ffestiniog, LL41 3NP

Offers in the region of £190,000

## Glanypwll Villa , Blaenau Ffestiniog, LL41 3NP

Tom Parry & Co are delighted to offer for sale this stone built detached residential property located in the slate mining town of Blaenau Ffestiniog. The property is within walking distance of all local amenities.

The property affords 2 reception rooms, kitchen/breakfast room and a utility room to the ground floor with 3 bedrooms a shower room and a separate WC to the first floor.

The property also has a small parcel of land a short distance away from the property.

Viewing is recommended.

**BF1348**

**The ACCOMMODATION comprises :-**  
[all measurements are approximate]

### GROUND FLOOR

#### Hallway

With quarry tiles and radiator

#### Lounge

2.88 x 4.07 (9'5" x 13'4")

With coal effect gas fire and radiator

#### Sitting Room

3.41 x 4.54 (11'2" x 14'10")

With coal effect gas fire on tiled hearth with a tiled surround and timber mantle, full height built-in alcove cupboard and shelves and radiator

#### Kitchen/Breakfast Room

7.14 x 2.25 (23'5" x 7'4")

With range of fitted wall and base units and worktop over, stainless steel sink with single drainer, tiled splashbacks, fitted oven, gas hob with extractor over. Part quarry tiled floor, built in cupboard

#### Rear Passageway

With under stair store and door to rear

#### Utility

1.41 x 1.71 (4'7" x 5'7")

With stainless steel sink and radiator

### FIRST FLOOR

#### Landing

With radiator

#### Bedroom 1

3.65 x 4.54 (11'11" x 14'10")

With original Victorian fireplace and slate hearth and 2 radiators

#### Bedroom 2

4.22 x 2.61 (13'10" x 8'6")

With radiator

#### Bedroom 3

2.78 x 2.50 (9'1" x 8'2")

With full height built-in cupboard housing 'Ideal' boiler and radiator

#### Shower Room

1.93 x 2.80 (6'3" x 9'2")

With shower cubicle, low level WC, pedestal wash hand basin and radiator

#### WC

With low level WC

#### EXTERNALLY

An iron gate leads to a paved patio at the front of the property behind a stone wall. There is also a steel framed canopy above the front door and lounge window.

There is a concrete yard and paved patio to the rear. The property has a workshop attached to the rear of the kitchen and a further store shed at the back of the garden. Slate steps lead up to a small raised overgrown garden. There are two side gates, one leading to a service lane.

The property has a small parcel of land measuring approximately 17m x 9m with a shared access.

#### SERVICES

All mains services

#### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'C'







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
1-20	G		
21-38	F		
39-54	E		
55-68	D	60 D	
69-80	C		
81-91	B		
92+	A		84 B

