



Tom Parry

4 Pengelli Terrace, Blaenau Ffestiniog, LL41 3BZ

Offers in the region of £80,000

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Tom Parry & Co are delighted to offer for sale this three storey, two bedroom terraced residence with an open aspect to the front, situated approximately half a mile from the town centre and its amenities.
The property benefits from gas fired central heating and uPVC double glazing.

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 and many scenic country walking routes.

BF1358

ACCOMMODATION

(all measurements are approximate)

GROUND FLOOR

Glazed entrance porch opening to the :-

Living Room

4.20 x 3.39 (13'9" x 11'1")

with an attractive slate surround fireplace and raised hearth housing a coal effect electric fire; radiator

Kitchen

4.30 x 2.05 (14'1" x 6'8")

with hot and cold stainless steel sink; matching wall and base units; gas hob and eye level grill; plumbing for automatic washing machine; partly tiled walls; radiator; wall mounted gas fired central heating boiler; 'Moffat' electric oven; door out to rear

FIRST FLOOR

Bedroom 1

3.55 x 2.92 (11'7" x 9'6")

L shaped room; built in wardrobes with glazed sliding door; radiator

Bathroom

with panelled bath; shower cubicle; wash hand basin; w.c; partly tiled walls; radiator

SECOND FLOOR

Bedroom 2

5.76 x 4.23 (18'10" x 13'10")

with exposed ceiling beams; 'Velux' window; 2 radiators

EXTERNALLY

Steps up to a gravelled front garden area with flower borders.

Small concreted rear yard with steps up to rear service lane.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

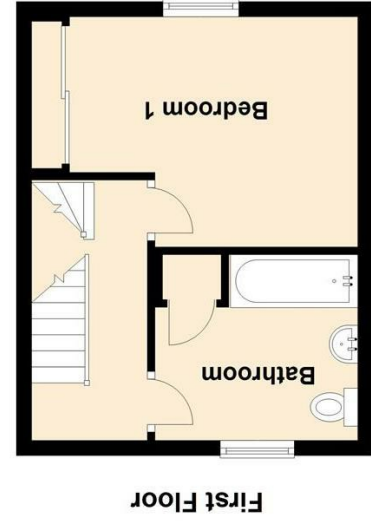
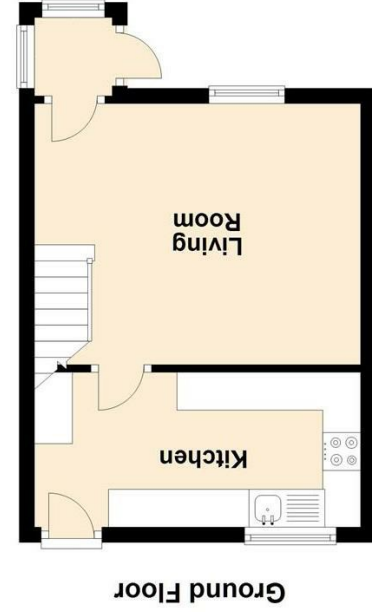






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED 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		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

