



Tom Parry

4 Richmond Terrace, Blaenau Ffestiniog, LL41 3DX

Offers in the region of £195,000

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Tom Parry & Co are delighted to offer for sale this two bedroom end of terrace house situated on an unrivalled elevated position in a quiet residential location, with stunning picturesque views over the town and towards the mountains.

The property has been fully and extensively modernised throughout (approximately three years ago) to include, a new slated roof, newly fitted kitchen and bathroom, underfloor heating in the extended lounge and kitchen, electric wiring, plumbing, uPVC double glazed windows and gas fired central heating.

At the front of the property there is a beautiful decked and screened sitting area providing a comfortable space to soak in the spectacular scenery.

The property is well worthy of internal inspection and early viewing is highly recommended.

BF1356

The **ACCOMMODATION** comprises:-
(all measurements are approximate)

GROUND FLOOR

Extended Lounge

10.05 x 4.67 (32'11" x 15'3")

with fireplace housing the solid fuel stove; laminate flooring; large picturesque window; under stairs store cupboard; under floor heating

Kitchen

5.04 x 2.08 (16'6" x 6'9")

with hot and cold stainless steel sink; matching wall and base units; gas and electric oven and hob; cooker hood; partly tiled walls; downlights; under floor heating; door out to rear

FIRST FLOOR

Landing/Utility Area

with plumbing for automatic washing machine; gas fired central heating boiler

Bedroom 1

3.03 x 3.00 (9'11" x 9'10")

with radiator; dressing area off with built in wardrobes

Bedroom 2

3.02 x 3.00 (9'10" x 9'10")

with radiator

Bathroom

with shower cubicle; vanity unit; panelled bath and w.c; fully tiled walls; radiator; downlights

EXTERNALLY

Rear yard with insulated store shed.

Front fore garden which has been flagged, decked and screened providing a sunny sitting area to enjoy the views.

Side garden area with steps up to the rear.

Access to rear service lane.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'

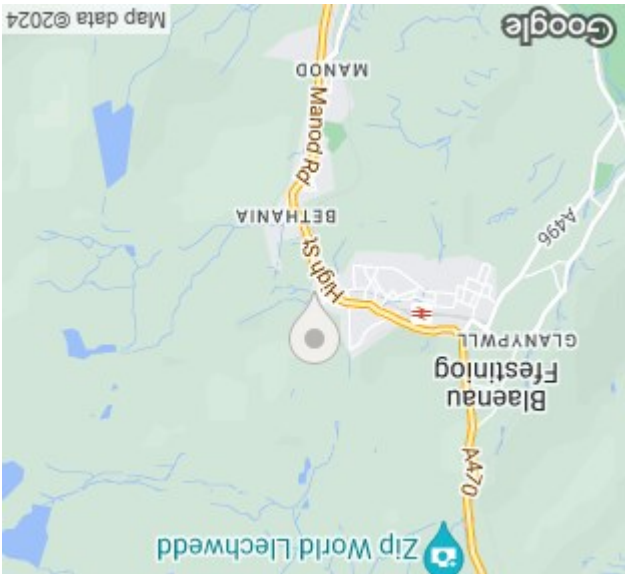






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		38 F
1-20	G		



Floors 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.
Plan produced using Planip.

