



**Tom Parry**

**33 Glynllifon Street, Blaenau Ffestiniog, LL41 3DU**

**Offers in the region of £135,000**

## 33 Glynllifon Street, Blaenau Ffestiniog, LL41 3DU

Tom Parry & Co are delighted to offer for sale this substantial two storey, end of terrace residence, situated in a convenient location within easy walking distance of the town's shops and amenities.

'Twrog' comprises of a living/dining area and kitchen to the ground floor, and three bedrooms and a shower room to the first floor.

The property has the benefit of gas fired central heating, uPVC double glazed windows and a rear yard.

Some items of furniture and fittings are available upon separate negotiation if required.

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.

### BF1359

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

### GROUND FLOOR

**Entrance Hallway**  
with radiator

### Living Room/Dining Room

5.66 x 3.40 (18'6" x 11'1")  
with slate surround fireplace housing the mains gas fire; radiator; dual aspect; under stairs store cupboard

### Kitchen

2.93 x 2.89 (9'7" x 9'5" )  
with hot and cold stainless steel sink with matching wall and base cupboards; integrated fridge/freezer; cooker hood; tiled flooring; radiator

### Through Utility Room

1.55 x 1.55 (5'1" x 5'1" )  
with worktop; plumbing for automatic machine washing; door out to rear

### FIRST FLOOR

#### Bedroom 1

4.54 x 2.75 (14'10" x 9'0")  
with built in wardrobe; radiator

#### Bedroom 2

2.87 x 2.40 (9'4" x 7'10" )  
with radiator

#### Bedroom 3

2.34 x 2.28 (7'8" x 7'5" )  
with built in store cupboard; radiator

### Landing

with built in airing cupboard; radiator; separate cupboard housing the gas fired central heating boiler; 'Velux' window

### Shower Room

with tiled shower enclosure; wash hand basin; w.c; radiator

### EXTERNALLY

Flagged concreted rear yard with flower borders, timber store shed and access to rear service lane.

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band - Business Rates Apply

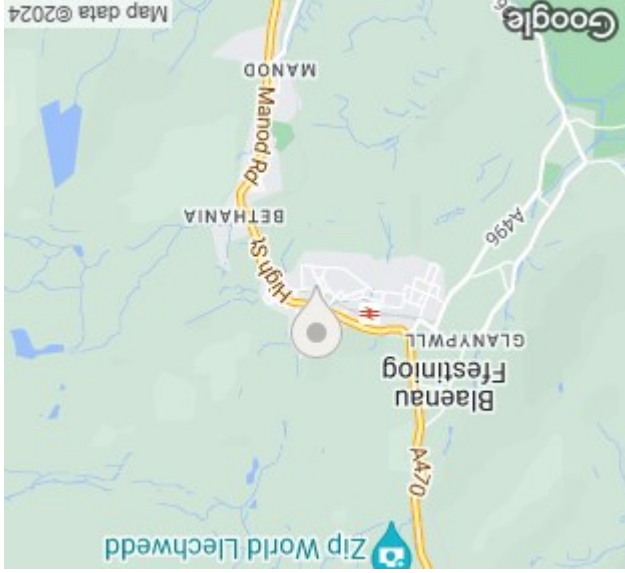






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Floor plan Awaited