



Tom Parry

Bodfaen Tyddyn Gwyn, Blaenau Ffestiniog, LL41 4AL

£160,000

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Tom Parry & Co are delighted to offer for sale this well appointed, fully modernised, 3 bedroom mid terraced residence, occupying a roadside position approximately half a mile from the town centre and all amenities.

The property has the benefit of a front and rear garden with garage, modern kitchen fittings, uPVC double glazed windows and a full installation of a new gas fired central heating system carried out in 2018.

Viewing is highly recommended.

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.

BF1361

The ACCOMMODATION comprises :-
(all measurements are approximate)

GROUND FLOOR

Entrance Hall
with laminate flooring; radiator

Front Sitting Room
3.35 x 2.91 (10'11" x 9'6")
with radiator

Living Room
3.63 x 3.66 (11'10" x 12'0")
with tiled surround fireplace housing a coal effect mains gas fire; radiator; ; under stairs store cupboard

Kitchen
3.44 x 2.18 (11'3" x 7'1")
with hot and cold stainless steel sink; matching wall and base units; cooker hood; plumbing for automatic washing machine; partly tiled walls; door out to rear

FIRST FLOOR

Bedroom 1
3.72 x 2.62 (12'2" x 8'7")
with radiator

Bedroom 2
2.86 x 2.86 (9'4" x 9'4")
with radiator

Bathroom
with panelled bath and shower attachment; wash hand basin and w.c; radiator; partly tiled walls; airing cupboard;

SECOND FLOOR

Attic Bedroom 3
4.55 x 3.69 (14'11" x 12'1")
with limited headspace

Store Room
2.94 x 2.93 (9'7" x 9'7")
with wall mounted gas fired central heating boiler

EXTERNALLY
Enclosed gravelled front garden area.
Rear garden steps leading up to a gravelled garden area with flower borders.
Garage with access to rear service lane.

SERVICES
All mains services

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band 'A'

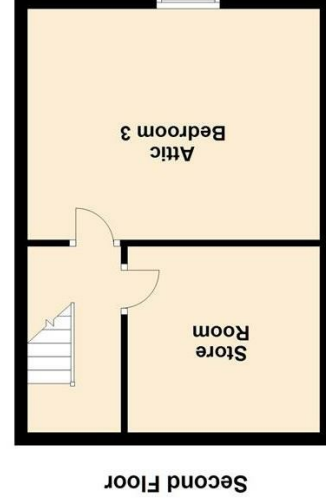
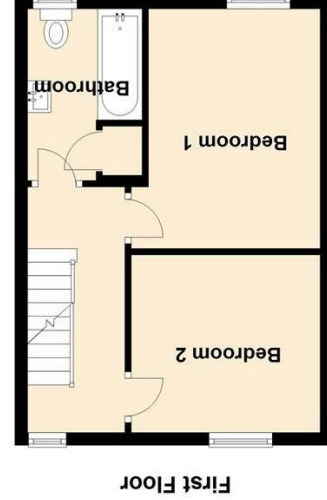






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

