



Tom Parry

20 Pen Y Garreg, Blaenau Ffestiniog, LL41 4UE

Offers in the region of £120,000

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Tom Parry & Co are delighted to offer for sale this two bedroom end of terrace residence situated on a roadside position on the fringe of the village and within easy walking distance of the local shop/Post Office, chemist, newsagents, doctor's surgery, primary school and pub.

The property has the benefit of uPVC double glazing, a small front fore-garden, rear yard with stone storage shed/utility room with plumbing for automatic washing machine and a further lawned garden area. The property also has the addition of a single garage.

Trawsfynydd is situated in the heart of the Snowdonia National Park, an area renowned for its outstanding natural beauty. The surrounding area benefits from a variety of outdoor pursuits, including golf courses, fishing, climbing, many scenic country walks, extreme mountain bike centres and the Zipwires and underground trampolines at Blaenau Ffestiniog.

BF1362

The ACCOMMODATION comprises :-
(all measurements are approximate)

GROUND FLOOR

Entrance Hallway

with radiator, opening to the:-

Living Room

5.62 x 3.19 (18'5" x 10'5")

with tiled fireplace, dual aspect; 2 radiators; under stairs store cupboard

Kitchen

3.12 x 2.22 (10'2" x 7'3")

with hot and cold stainless steel sink and fitted wall and base units; partly tiled walls; radiator; door out to rear

FIRST FLOOR

Bedroom 1

3.42 x 2.98 (11'2" x 9'9")

with fitted wardrobes; mirrored sliding doors; radiator

Bedroom 2

2.50 x 2.33 (8'2" x 7'7")

with 1 radiator

Bathroom

with panelled bath, wash hand basin and wc; partly tiled walls; radiator; airing cupboard housing the 'Worcester' combi-boiler

EXTERNALLY

Small front fore-garden.

Rear yard with stone storage shed/utility room with plumbing for automatic washing machine.

Oil storage tank.

A further lawned garden area to the rear with flower borders and access to rear service lane.

Single garage.

SERVICES

Mains water, electricity and drainage.

Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

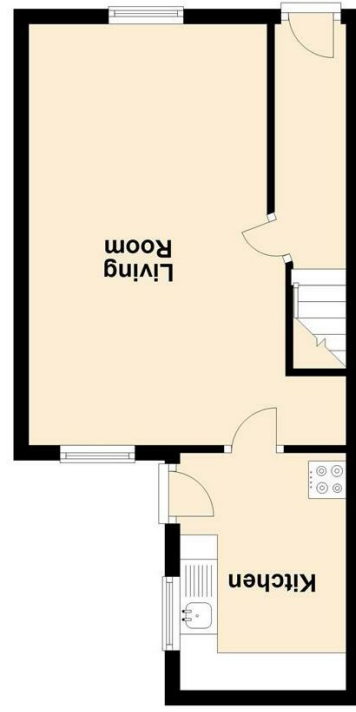




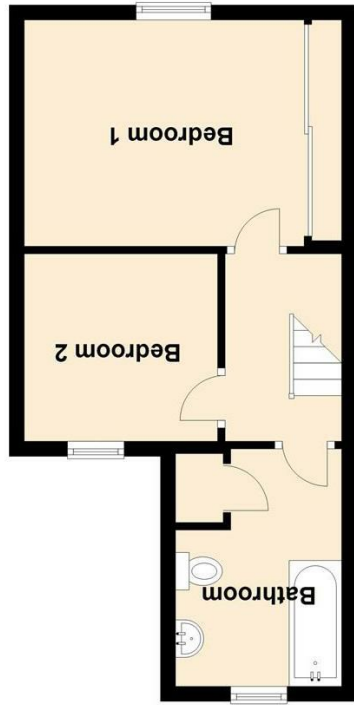


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

