



Tom Parry

22 Bryn Tirion, Blaenau Ffestiniog, LL41 4PP

£159,950

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Tom Parry & Co are delighted to offer for sale this double fronted, inner terrace cottage occupying a roadside position on the fringe of the village Llan Ffestiniog, with views to the front towards the Moelwyn Mountains.

The property has retained many of its original features to include an attractive stone fireplace, exposed ceiling beams, slate partition walls, and has the benefit of a partial solid fuel central heating system, double glazing and superfast broadband speed.

The village of Llan Ffestiniog is situated within the Snowdonia National Park, an area renowned for its outstanding natural beauty. The harbour town of Porthmadog and slate quarrying town of Blaenau Ffestiniog are approximately 10 and 3 miles distance respectively for local shopping facilities.

BF1375

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with original slate slab walls, serving:

Living Room

4.63 x 2.68 (15'2" x 8'9")

with stone surround fireplace with raised slate hearth housing the multi fuel stove (supplying the partial central heating system) exposed ceiling beams; slate shelving in recess

Kitchen/Dining Room

5.06 x 2.65 (16'7" x 8'8")

with matching wall and base units; hot and cold stainless steel sink; 1 radiator; partly tiled walls; partly tiled flooring; stairs to first floor

Shower Room

with tiled shower cubicle with 'Triton' shower; pedestal wash hand basin; low level w.c; mostly tiled walls; carpet flooring

Utility Room

3.15 x 2.16 (10'4" x 7'1")

with plumbing for automatic washing machine; part exposed stone wall

FIRST FLOOR

Bedroom 1

4.64 x 2.51 (15'2" x 8'2")

with exposed ceiling beams; 1 radiator; stripped floorboards

Bedroom 2

3.35 x 2.28 (10'11" x 7'5")

'L' shaped; 1 radiator; carpet flooring

Shower Room

tiled shower cubicle with louvre doors with 'Mira' shower; pedestal wash hand basin and w.c; pine panelled walls; 1 radiator; airing cupboard with louvre doors housing the hot water cylinder fitted with immersion heater; cork flooring

EXTERNALLY

Slate steps leading through to terraced lawned garden with a bike shed, wood store and a further timber shed at the end of the garden.

Access to rear service lane.

Small enclosed front garden with variety of shrubs and crazy paving.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'





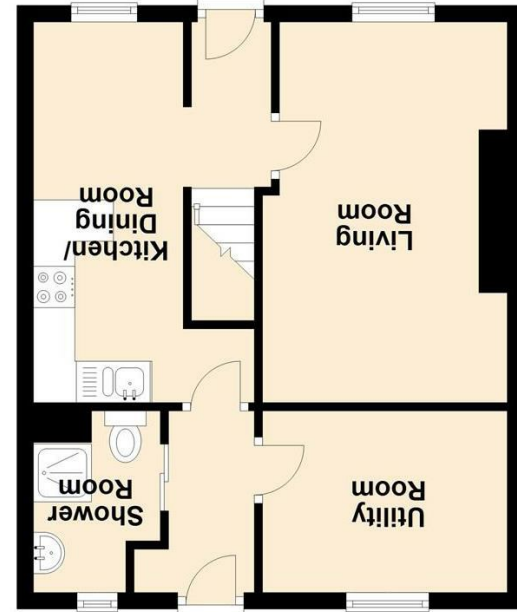


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



First Floor



Ground Floor

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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