



Tom Parry

1 Cambrian Terrace Llwyn Y Gell Road, Rhiwbrydir, Blaenau Ffestiniog,
Offers in the region of £140,000

1 Cambrian Terrace Llwyn Y Gell Road, Rhiwbrydir, Blaenau Ffestiniog, LL41 3HY

Tom Parry & Co are delighted to offer for sale this deceptively spacious end of terrace residence, occupying a roadside position on the fringe of the town.

The property has the benefit of uPVC double glazed windows, gas fired central heating and ample car parking area to the rear.

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.

BF1377

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hall

with radiator and meter cupboard

Lounge

6.60 x 3.10 (21'7" x 10'2")

with shelving in recess, 2 radiators, 4 wall lights, tv point, dual aspect, stairway to Lower Ground Floor

Kitchen/Breakfast

5.42 x 2.83 (17'9" x 9'3")

with newly fitted wall and base units including hot and cold stainless steel sink, partly tiled walls, radiator

LOWER GROUND FLOOR

Hallway

with 1 radiator

Independent W.C

Bathroom

with a recently fitted white suite comprising panelled bath and wash hand basin, partly tiled walls, 1 radiator

Utility/Leisure Room

with bench seating, 1 radiator

Central Store Area

with boiler cupboard housing the 'Worcester' combi boiler

FIRST FLOOR

Landing

with 1 radiator

Bedroom 1

3.96 x 3.16 (12'11" x 10'4")

with 1 radiator

Bedroom 2

3.87 x 2.40 (12'8" x 7'10")

with 1 radiator, dual aspect

Bedroom 3

3.08 x 3.60 (10'1" x 11'9")

with 1 radiator

Bathroom

with shower unit, wash hand basin and w.c, partly tiled walls, 1 radiator

EXTERNALLY

Rear gravelled yard with ample car parking space and flagged patio area

SERVICES

Mains water, electricity, gas and drainage

Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

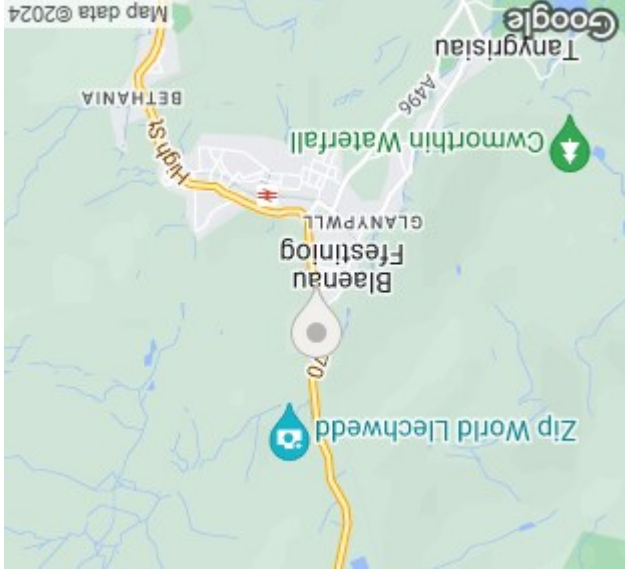






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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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