



**Tom Parry**

89 Wynne Road, Blaenau Ffestiniog, LL41 3DW

**£180,000**

## 89 Wynne Road, Blaenau Ffestiniog, LL41 3DW

Tom Parry & Co are delighted to offer for sale this three storey, spacious semi detached residence, situated in a much favoured residential location within easy walking distance of the High Street shops, primary and secondary schools, swimming pool, park, leisure centre and health centre.

Approximately 10 years ago, improvements were made to this property to include a new slated roof and newly fitted windows. Summerville is in need of some refurbishment and modernisation but offers tremendous scope in this respect.

The property has the benefit of a gravelled off road car parking space for 2-3 cars.

Viewing 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. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

### BF1379

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

#### GROUND FLOOR

##### Entrance Hallway

with night storage heater

##### Lounge

7.03 x 3.75 (23'0" x 12'3")

with mains gas fire; 2 night storage heaters; partly tiled walls; dual aspect

##### Kitchen

4.93 x 2.37 (16'2" x 7'9")

with hot and cold stainless steel sink; fitted wall and base units

##### Utility Room

3.13 x 2.56 (10'3" x 8'4")

with stainless steel sink unit; wall and base cupboards; quarry tiled floor; door out to rear

#### FIRST FLOOR

##### Bedroom 1

2.58 x 1.91 (8'5" x 6'3")

##### Bedroom 2

3.66 x 2.92 (12'0" x 9'6")

with cast iron fireplace; night storage heater

##### Bedroom 3

3.29 x 3.27 (10'9" x 10'8")

##### Bathroom

with panelled bath; wash hand basin; night storage heater; built in cupboards; partly tiled walls; independent w.c

#### SECOND FLOOR

##### Attic Bedroom

5.08 x 5.03 (16'7" x 16'6" )

with 'Velux' window; eaves storage space

##### EXTERNALLY

A good sized garden to the front, side and rear of the property with a gravelled off road car parking space for 2-3 cars.

Store shed.

##### SERVICES

Mains water, electricity and drainage

##### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'

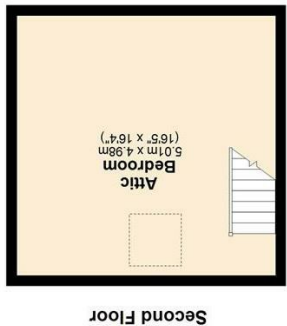
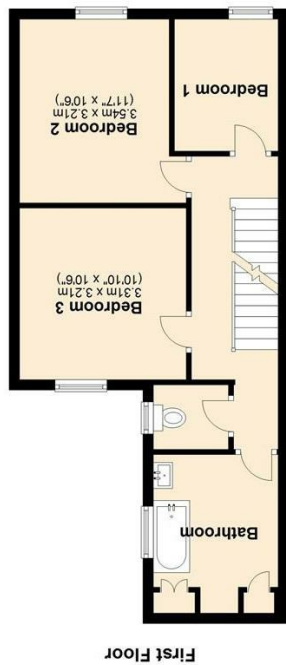
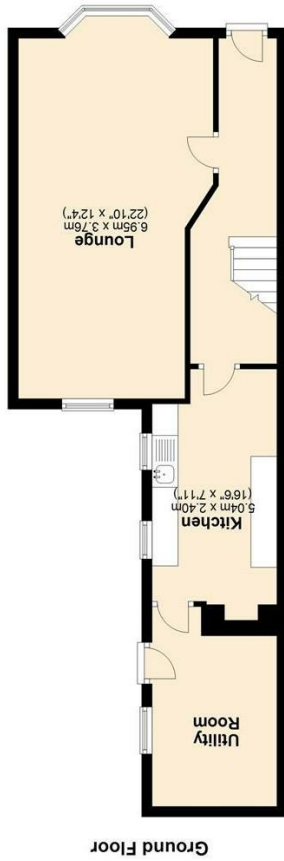






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED 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	30 F	82 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

