



Tom Parry

10 Heulfryn Terrace, Blaenau Ffestiniog, LL41 3PR

£169,950

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Tom Parry & Co are delighted to offer for sale this spacious, well presented and fully modernised inner terrace house, situated in a popular residential location and enjoying a pleasant open aspect to the front.

The accommodation is arranged on three floors and the property has a substantial single storey extension providing a light and airy kitchen/dining area with "French" doors opening to the rear, traditional style bathroom and original features include Tessellated tiled floor and slate fireplace fitted with multi-fuel stove. The property also benefits from two attic bedrooms on the third floor.

Some of the furniture and fittings to be included in the sale.

Viewing highly recommended.

The town's shops and amenities are approximately a quarter of a mile distance and the popular harbour town of Porthmadog lies approximately 12 miles to the west.

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.

BF1384

The ACCOMMODATION comprises:-
(all measurements approximate)

Open Front Porch

GROUND FLOOR

Entrance Hallway

with uPVC double glazed entrance door fitted with etched glass double glazed unit, original Tessellated tiled floor, radiator

Inner Hall

with original Tessellated tiled floor, staircase leading to the first floor, radiator

Lounge/Dining Room

7.04m x 3.72m average (23'1" x 12'2" average)
with Victorian slate surround fireplace fitted with multi-fuel stove set on a raised slate hearth. 2 built-in recess cupboards, understairs store cupboard, part laminated flooring and part tiled floor, 2 radiators

Cloakroom/Utility

with w.c. and pedestal wash hand basin, "Worcester" floor standing Combi oil fired central heating boiler, plumbing for automatic washing machine

Kitchen/Breakfast Room

9m x 2.63m (29'6" x 8'7")
Kitchen - with range of fitted base units, "Belfast" sink, built-in oven and 4 ring ceramic hob, breakfast bar, work surfaces, tiled surrounds, laminated flooring, radiator, ceiling downlights
Breakfast Room with uPVC double glazed "French" doors opening into the slate gravelled rear yard, laminated flooring, radiator

FIRST FLOOR

Landing

with staircase leading to the Attic Bedroom

Front Bedroom 1

3.72m x 2.76m (12'2" x 9'0")
with laminated flooring, radiator

Front Bedroom 2

2.77m x 1.99m (9'1" x 6'6")
with radiator

Bathroom

with roll top bath with claw feet, shower enclosure, wash hand basin and cistern w.c., fully tiled walls, radiator, concealed wall lights

SECOND FLOOR/ATTIC

Landing

with eaves store cupboard

Attic Bedroom 3

4.83m x 3.12m average (15'10" x 10'2" average)
(restricted headroom) with 2 large "Velux" roof windows, laminated flooring, radiator

Attic Bedroom 4

3.09m x 1.42m average (10'1" x 4'7" average)
(restricted headroom) with dormer window

EXTERNALLY

Steps to the front leading to a paved patio (Residents parking opposite)
Slate gravelled rear yard; oil storage tank; rear service lane

SERVICES

Mains water, electricity and drainage
Oil fired central heating system

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band - Business Rates

There is negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1% annual probability of occurrence.







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		78 C
39-54	E	53 E	
21-38	F		
1-20	G		

