



Tom Parry

7 Ty Llwyd Terrace, Blaenau Ffestiniog, LL41 4TH

Offers in the region of £110,000

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Tom Parry and Co are delighted to offer for sale this 2 bedroom, mid-terrace house, with an open aspect to the front and views towards the mountains, situated in a semi-rural location on the fringe of the village Trawsfynydd.

The Property has the benefit of uPVC double glazed windows and doors, oil fired central heating, sizeable block built garage with roller shutter doors.

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.

Viewing recommended.

BF1385

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Glazed Front Porch

Entrance Hallway

with 1 radiator, opening to the :-

Living/Dining Room

6.42 x 3.38 (21'0" x 11'1")

with a dual aspect, 2 radiators, mock fireplace

Kitchen

3.50 x 2.17 (11'5" x 7'1")

with hot and cold stainless steel sink, matching wall and base units, gas hob and oven with cooker hood, 1 radiator, 'Worcester' oil fired central heating boiler, plumbing for automatic washing machine, door out to rear

FIRST FLOOR

Bedroom 1

3.35 x 2.54 (10'11" x 8'3")

with 1 radiator

Bedroom 2

3.00 x 2.89 (9'10" x 9'5")

with 1 radiator, fitted store cupboard

Bathroom

with shower cubicle, wash hand basin and w.c, 1 radiator

EXTERNALLY

Concreted rear yard with steps up to a small garden area

Oil storage tank

Block built garage with roller shutter door

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 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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