



Tom Parry

6 Tyddyn Gwyn Terrace, Blaenau Ffestiniog, LL41 4AN

£159,995

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Tom Parry & Co are delighted to offer for sale this well presented, fully modernised, inner terraced residence with a garden and garage situated in a much favoured residential area.

The property comprises of a spacious lounge/dining room, kitchen and bathroom to the ground floor and two double bedrooms to the first floor. The property benefits from gas fired central heating and uPVC double glazed windows.

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

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.

VIEWING HIGHLY RECOMMENDED

BF1383

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Lobby opening to the :-

Lounge/Dining Room

5.56 x 4.19 (18'2" x 13'8")

with a dual aspect; coal effect mains gas fire; 1 radiator; under stairs store cupboard; 2 wall lights

Kitchen

2.88 x 2.11 (9'5" x 6'11")

with hot and cold stainless steel sink with matching wall and base units including gas oven and hob; 1 radiator; partly tiled walls; plumbing for automatic washing machine.

Rear hallway with airing cupboard housing the gas fired central heating boiler; 1 radiator; door out to rear.

Bathroom

with panelled bath and shower attachment; wash hand basin and w.c; fully tiled walls; 1 radiator

FIRST FLOOR

Bedroom 1

4.26 x 2.94 (13'11" x 9'7")

1 radiator

Bedroom 2

2.55 x 2.54 (8'4" x 8'3")

1 radiator

EXTERNALLY

Gravelled fore garden to the front.

Concreted and gravelled rear yard with access to rear service lane.

Part timber decking.

Single garage.

SERVICES

All mains services. Gas fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'Business Rates'

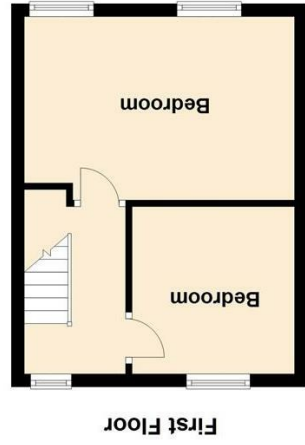
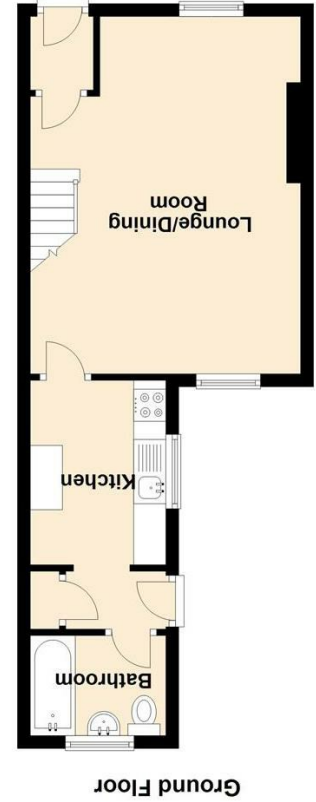






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

