



Tom Parry

Tan Y Bryn , Blaenau Ffestiniog, LL41 4LR
Offers in the region of £95,000

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Tom Parry & Co are delighted to offer for sale this substantial inner terrace residence, conveniently situated near the village centre in the popular village of Llan Ffestiniog, which is located in the Snowdonia National Park and area renowned for its outstanding natural beauty.

The property comprises of four floors, ground floor, lower ground floor, first floor and second floor and has the benefit of uPVC double glazed windows, gas fired central heating, fitted kitchen, and a sizeable garden area to the rear enjoying a pleasant open aspect to the rear and views towards the Moelwyn mountains.

The property is in need of some modernisation and upgrading, but has great potential in this respect.

Viewing recommended.

BF1386

ACCOMMODATION comprises :-
(all measurements approximate)

GROUND FLOOR

Entrance Lobby

Opening to the:-

Living Room

4.11 x 3.65 (13'5" x 11'11")

with slate built open fireplace, radiator, telephone point

Inner Hall

with stairs to first floor

Kitchen/Diner

3.27 x 2.81 (10'8" x 9'2")

with matching wall and base units including stainless steel sink unit, built in oven, hob and cooker hood, partly tiled surround, laminated floor, 1 radiator

LOWER GROUND FLOOR

Utility Room

3.63 x 3.27 (11'10" x 10'8")

with base cupboards including stainless steel sink unit, gas fired central heating boiler, built in cupboards, slate slab floor

Store Room

3.96 x 3.88 (12'11" x 12'8")

with slate floor

FIRST FLOOR

Landing

Bedroom 1

4.19 x 3.65 (13'8" x 11'11")

with 1 radiator

Bathroom

with panelled bath, shower over, wash hand basin and wc, airing cupboard housing hot water cylinder and immersion heater, 1 radiator

SECOND FLOOR

Landing

Bedroom 2

4.19 x 3.65 (13'8" x 11'11")

with 1 radiator

Bedroom 3

3.42 x 2.05 (11'2" x 6'8")

with 1 radiator

EXTERNALLY

Steps up to a good sized grassed area.
Access to rear service lane.

SERVICES

All mains services
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.

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		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

