



Tom Parry

22 Dorvil Street, Blaenau Ffestiniog, LL41 3UY

£145,000

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Tom Parry & Co are delighted to offer for sale this modernised, spacious end of terrace house, situated in an established residential area within walking distance of the Londis Store, primary and secondary schools, swimming pool, leisure and health centres.

The property has the benefit of 3 bedrooms plus an additional attic room suitable for converting into a fourth bedroom or similarly a gaming room/hobby room. There is gas fired central heating, double glazing, a rear yard with store shed, gravelled patio area and off road parking.

Ideal family home with no onward chain.

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

BF1389

ACCOMMODATION comprises :-
(all measurements approximate)

GROUND FLOOR

Entrance Porch

with uPVC double glazed door, laminate flooring

Entrance Hall

with radiator, laminated flooring, stairs to first floor

Inner Hall

with understairs store cupboard

Sitting Room

3.37 x 3.68 (11'0" x 12'0")

with radiator, electric fire with surround, carpet flooring, leading to :-

Dining Room

2.87 x 2.92 (9'4" x 9'6")

with radiator

Breakfast Room

2.25 x 3.60 (7'4" x 11'9")

with tiled floor, uPVC double glazed door to rear

Kitchen

2.54 x 2.47 (8'3" x 8'1")

with wall and base units, electric oven and hob, 1 1/2 bowl stainless steel sink. 1 radiator

FIRST FLOOR

Landing

with radiator, door and stairs to attic

Bedroom 1

2.72 x 3.18 (8'11" x 10'5")

with radiator, carpet flooring

Bedroom 2

2.76 x 3.83 (9'0" x 12'6")

with radiator, carpet flooring

Bedroom 3

2.02 x 3.28 (6'7" x 10'9")

with radiator, carpet flooring

Bathroom

with fitted white suite, glass shower cubicle, partly tiled walls, pedestal wash hand basin and w.c, built-in linen cupboard, built-in cupboard housing the gas fired 'Worcester' combi boiler, radiator

SECOND FLOOR

Attic

4.80 x 3.12 (15'8" x 10'2")

with 'Velux' roof window, eaves store area
Suitable for converting into a fourth bedroom or similarly a gaming room/hobby room.

EXTERNALLY

Rear yard with store shed, steps leading to a small gravelled patio
Off road parking area
Access to side service lane

SERVICES

All mains services
Gas fired central heating

MATERIAL INFORMATION

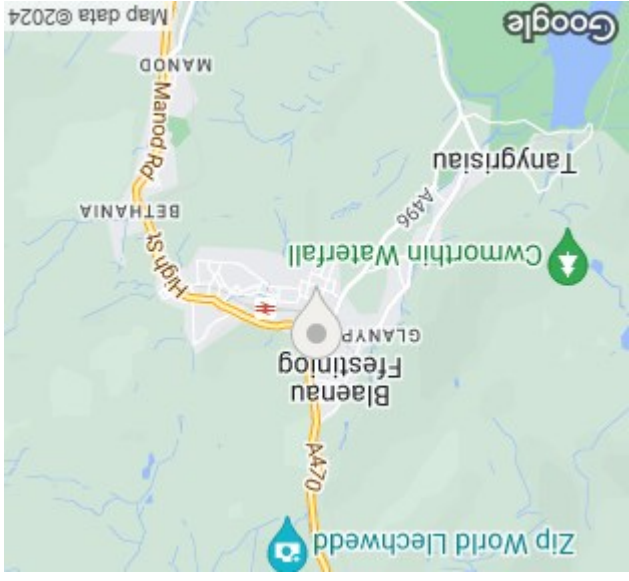
Tenure: FREEHOLD
Council Tax Band 'Business Rates'



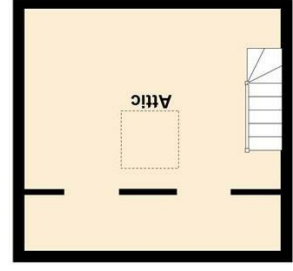




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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



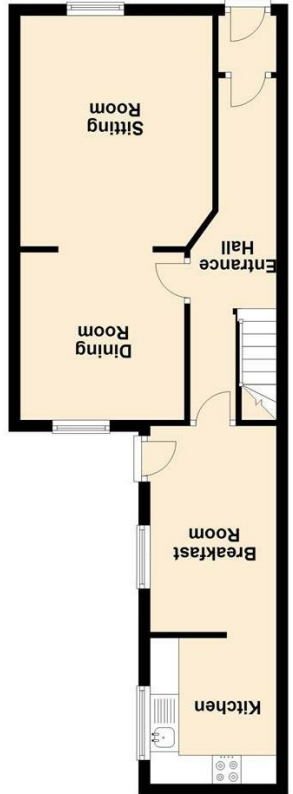
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Second Floor



First Floor



Ground Floor

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 to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of the plan. Reproduced under license from William Morris Energy Assessments. All rights reserved.
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