



Tom Parry

4 Fron Gadair Manod Road, Blaenau Ffestiniog, LL41 4AT

Offers in the region of £129,000

4 Fron Gadair Manod Road, Blaenau Ffestiniog, LL41 4AT

Tom Parry & Co are delighted to offer for sale this two bedroom, end terrace cottage on the edge of the town near Llan Ffestiniog.

The property has the benefit of gas fired central heating throughout, an open plan kitchen/living area to the ground floor, with two bedrooms and a bathroom to the first floor plus access to the rear garden.

The elevated private garden which is close to the countryside, enjoys spectacular views with the moelwyn mountains in full view.

Fron Gadair also benefits from a spacious stone outhouse with electricity and plumbing for an automatic washing machine. A new skylight has recently been fitted, and two of the walls have also been lined. The space has potential to be used as extra accommodation.

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

BF1392

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Open Plan Living Room/Kitchen

3.98 x 4.87 (13'0" x 15'11")

with exposed stone walls, exposed ceiling beams, slate tile flooring, inglenook fireplace, 1 radiator, kitchen base units, electric oven and hob with hood over, integrated fridge, new consumer unit (10 year guarantee), stairs to first floor

FIRST FLOOR

with door out to rear

Bedroom 1

3.25 x 1.95 (10'7" x 6'4")

with stone fireplace (insulated), wooden floorboards, 1 radiator

Bedroom 2

2.40 x 1.33 (7'10" x 4'4")

with wooden floorboards, 1 radiator

Bathroom

1.41 x 1.66 (4'7" x 5'5")

with panelled bath and 'Triton' shower over, wash hand basin and w.c, wooden floorboards, heated towel rail, partly tiled walls, airing cupboard

EXTERNALLY

Rear yard with steps up to an elevated garden area with decking and fantastic views towards the Moelwyn Mountains. Small stone built store shed
To the side of the property there are steps leading down to an additional spacious stone built outhouse, with electricity and plumbing for automatic washing machine.
Roadside parking.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: FREEHOLD

Council Tax Band 'A'





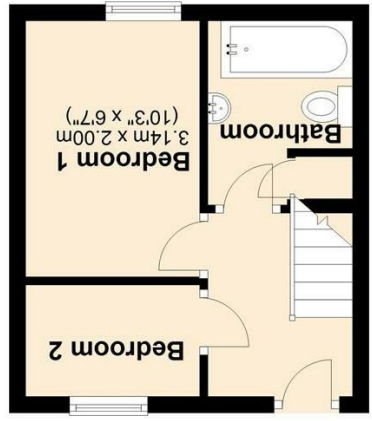
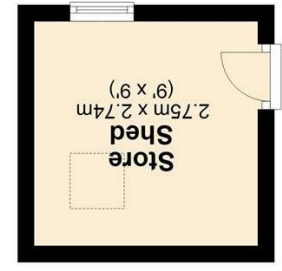


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED 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.
Plan produced using PlanUp.



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

