



Tom Parry

1 Bodafon, Blaenau Ffestiniog, LL41 3BG

£165,000

1 Bodafon, Blaenau Ffestiniog, LL41 3BG

Tom Parry & Co are delighted to offer for sale this traditional stone and slate end terrace cottage with a pleasant open aspect to the front.

The property has recently undergone a complete programme of renovation and modernisation, and is well worthy of an internal inspection to fully appreciate its attributes. Some of the works carried out to date includes new gas central heating, newly fitted kitchen and bathroom, brand new electrics throughout, new chimney flue and log burner to name a few.

The property is conveniently situated within easy walking distance of the town's shops and amenities and has the benefit of slate slab floor and exposed ceiling beams to the living room, small private front and side gardens and spacious garage/workshop to the rear.

Furniture available by separate negotiation.

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 and many scenic country walking routes.

Ref: BF1393

The ACCOMMODATION comprises
(all measurements approximate)

GROUND FLOOR

Entrance Hall

with composite double glazed entrance door, quarry tiled floor, stairs to first floor

Living Room

4.72m x 3.04m max (15'5" x 9'11" max)

with fireplace recess and exposed slate lintel over housing the wood burning stove, exposed ceiling beams, slate slab floor, understairs store cupboard, full fibre broadband

Dining Room

2.90 x 1.35 (9'6" x 4'5")

with french doors opening out to the side garden, 1 radiator

Kitchen

2.92 x 2.51 (9'6" x 8'2")

a stylish, newly fitted kitchen comprising of, fitted wall and base units, hot and cold graphite grey 1 1/2 sink unit, electric oven and hob with hood over, integrated dishwasher, integrated fridge freezer, plumbing for automatic washing machine, 1 radiator

Bathroom

with shower cubicle, vanity unit, w.c., fully tiled walls, heated towel rail

Rear Entrance Hallway

with window to side garden

FIRST FLOOR

Landing

Bedroom 1

3.81m x 2.74m (12'5" x 8'11")

with 2 windows to the front, 1 radiator, carpet flooring, tv point

Bedroom 2

2.28m x 1.98m (7'5" x 6'5")

with 1 radiator, carpet flooring

EXTERNALLY

Enclosed garden to the front and side with raised rock garden, flower borders and shrubs, patio area and slate paved paths

Garage 5.18m x 4.87m constructed of stone/block walls under a corrugated iron roof, power and lights, tumble dryer vent, new units with worktop over, Off road parking space

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: FREEHOLD

Council Tax Band 'B'





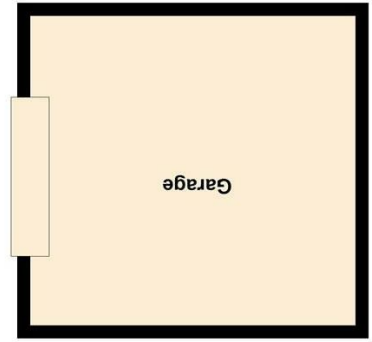
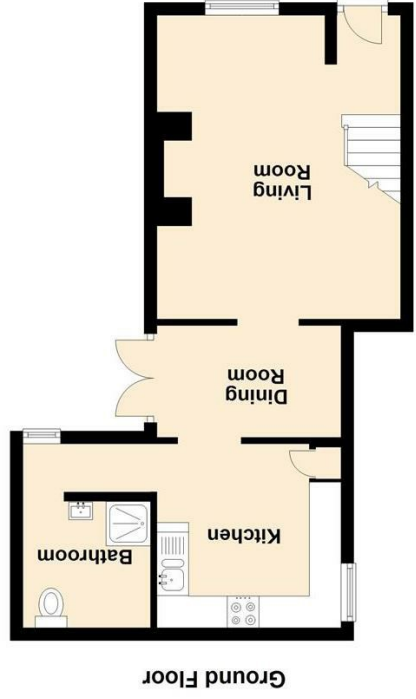
Tom Parry

01766 830126
tomparry.co.uk



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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

