



**Tom Parry**

6 Oakeley Terrace, Blaenau Ffestiniog, LL41 3LY

**£135,000**



## 6 Oakeley Terrace, Blaenau Ffestiniog, LL41 3LY

Tom Parry & Co are delighted to offer for sale this 2 bedroom, inner terrace residence, situated in a popular residential location, approximately one mile distance from the town centre and with a pleasant open aspect to the front and rear.

Currently operating as a successful holiday let, this house is not only a beautiful home but also a fantastic investment opportunity. The modern fitted kitchen and bathroom, along with the tasteful decor throughout, ensure that you can move in hassle-free and start enjoying your new home. The property also benefits from uPVC double glazing and a spacious rear garden with the mountains in full view.

Sale to include all furniture and fittings if required.

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

### BF1394

### ACCOMMODATION

(all measurements are approximate)

### GROUND FLOOR

#### Lounge

4.84 x 3.67 (15'10" x 12'0")

with an open fireplace housing a solid fuel stove, night storage heater, carpet flooring

#### Kitchen

4.06 x 2.27 (13'3" x 7'5")

with hot and cold stainless steel sink, matching wall and base units including electric oven and hob, plumbing for automatic washing machine, partly tiled walls

#### Rear Porch

with understairs store cupboard

### FIRST FLOOR

#### Bedroom 1

3.10 x 2.76 (10'2" x 9'0")

with night storage heater, carpet flooring

#### Bedroom 2

3.19 x 2.86 (10'5" x 9'4")

with night storage heater, carpet flooring

#### Bathroom

with shower cubicle, wash hand basin and w.c, heated towel rail, airing cupboard housing the hot water cylinder

### EXTERNALLY

Flagged rear yard with seating area. Further gravelled area with timber store shed.

Access to rear service lane.

Roadside parking.

### SERVICES

Mains water, electricity and drainage.

A septic tank is used as part of the mains sewerage

Night storage heaters

### MATERIAL INFORMATION

Tenure: FREEHOLD

Council Tax Band - Business Rates



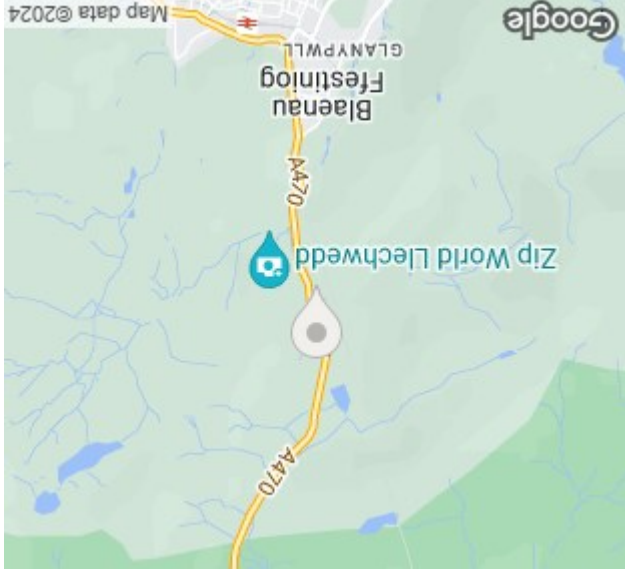






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	48 E	
55-68	D		
69-80	C		
81-91	B		91 B
92+	A		



Floor plan Awaited