



Tom Parry

21 Hafan Deg, Blaenau Ffestiniog, LL41 3SA

Offers over £60,000

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IMPORTANT NOTICE - Please note there is a Section 37 (Housing Act 1985) restriction on the property. The restrictions will remain on the property, and the Council will not consider removing them.

Tom Parry & Co are delighted to offer for sale this 3 bedroom, terraced property, situated in a quiet residential location on the fringe of the village of Tanygrisiau. The town centre is approximately one mile distance for local shopping facilities and amenities.

The accommodation briefly comprises of a living room, spacious kitchen/diner, and independent w.c to the ground floor, and 3 bedrooms and a bathroom to the first floor.

The property benefits from an eco friendly central heating system, with a fitted air heat pump located at the rear and solar panelling on the roof with full double glazing throughout. It also has the addition of a concreted off road car parking space to the front.

The property is in need of refurbishment and modernisation, but offers tremendous scope in this respect. It will also be eligible for the grant scheme provided by the local council on properties that have been empty for more than 6 months.

The locality has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns at Blaenau Ffestiniog as well as 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 offers a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes, with the West Wales coast less than 10 miles away.

BF1398

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with meter cupboard, 1 radiator

Living Room

4.02 x 3.48 (13'2" x 11'5")

with brick built display plinth, 1 radiator

Kitchen

4.04 x 3.85 (13'3" x 12'7")

with hot and cold stainless steel sink, matching wall and base units, 1 radiator

Rear Hallway

with shelved store cupboard, door out to rear

Independent W.C

FIRST FLOOR

Bedroom 1

2.81 x 2.68 (9'2" x 8'9")

with 1 radiator, built in cupboards

Bedroom 2

3.83 x 3.15 (12'6" x 10'4")

with 1 radiator

Bedroom 3

3.50 x 3.16 (11'5" x 10'4")

with 1 radiator, airing cupboard housing the hot water tank

Bathroom

with panelled bath, wash hand basin and w.c, partly tiled walls

EXTERNALLY

Garden area to the front with concreted off road car parking space.

Rear garden space with air heat pump and store shed.

SERVICES

Mains water, gas, electricity and drainage

Air heat pump

Solar panelling

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.

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

