



Tom Parry

Ty Mawr Manod Road, Blaenau Ffestiniog, LL41 4AR

Offers in the region of £185,000

Ty Mawr Manod Road, Blaenau Ffestiniog, LL41 4AR

Tom Parry & Co are delighted to offer for sale this modernised, two bedroom, detached cottage that occupies a roadside position on the edge of the town near Llan Ffestiniog.

The property has the benefit of an impressive inglenook fireplace housing a wood burning stove, modern kitchen and bathroom fittings, a separate utility room with an enamel sink unit and plumbing for automatic washing machine. In addition, the property also has ample off road parking space at the rear for two vehicles.

The elevated garden to the rear enjoys superb views towards the moelwyn mountains.

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 many scenic country walking routes.

BF1395

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Living Room

4.55 x 3.47 (14'11" x 11'4")

with an impressive inglenook fireplace housing a wood burning stove, slate flooring, exposed ceiling beams, 2 radiators

Kitchen/Diner

4.54 x 2.43 (14'10" x 7'11")

with hot and cold stainless steel sink, matching oak wall and base units including electric oven and hob, integrated fridge, slate flooring, dual aspect, stone fireplace, 2 radiators

Utility Room

2.44 x 2.13 (8'0" x 6'11")

with enamel sink unit, store cupboards, gas fired central heating boiler, slate flooring, 1 radiator

Bathroom

with panelled bath, shower cubicle, wash hand basin and w.c, 1 radiator, partly tiled walls, slate flooring

FIRST FLOOR

Bedroom 1

4.49 x 2.45 (14'8" x 8'0")

with feature exposed stone wall and fireplace, 1 radiator, dual aspect, exposed ceiling beams

Bedroom 2

4.49 x 2.88 (14'8" x 9'5")

with exposed stone wall, exposed ceiling beams, 1 radiator, 'Velux' window

EXTERNALLY

Concreted rear yard with steps up to a lawned/sitting area

Concreted car parking space

SERVICES

Mains water, gas, electricity and drainage

Gas fired central heating

MATERIAL INFORMATION

Tenure: FREEHOLD

Council Tax Band - Business Rates

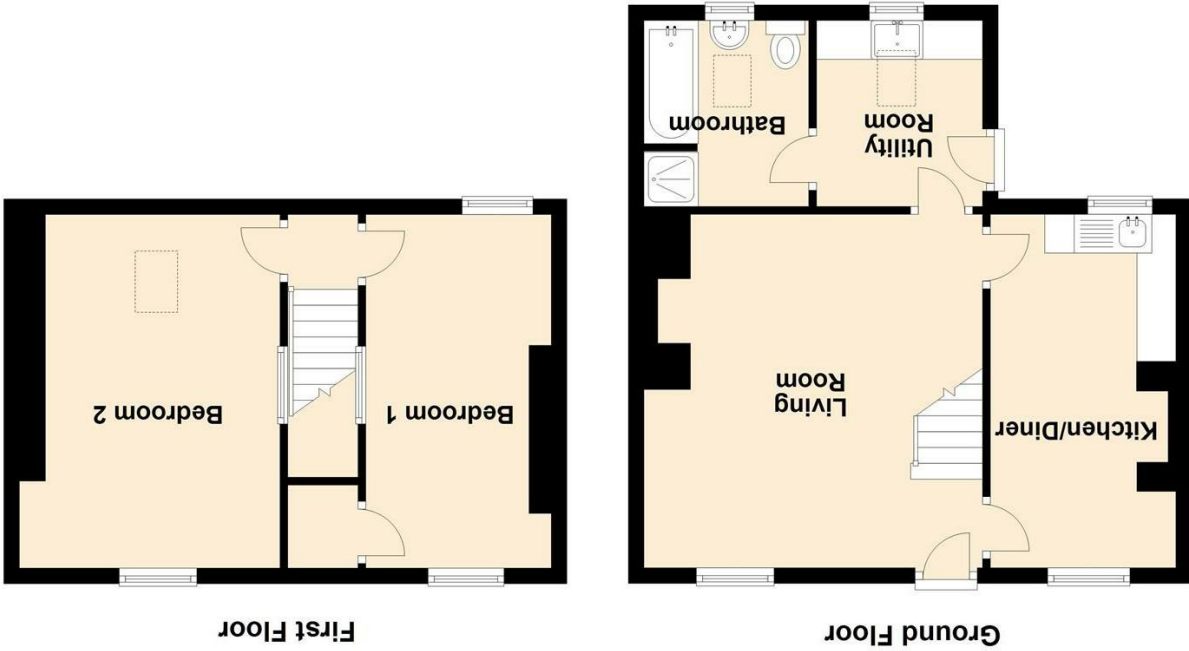






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

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		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

