



Tom Parry

13 Manod Road, Blaenau Ffestiniog, LL41 4DE

£95,000

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Tom Parry & Co are delighted to offer for sale this 3 bedroom, mid terrace residence, occupying a roadside position a short distance away from the town centre and all amenities.

It has been modernised with basic fittings and would benefit from further upgrading.

A suitable investment for the first time buyer.

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.

BF1400

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway opening to the :-

Living Room

3.77 x 3.60 (12'4" x 11'9")

with tiled fireplace housing the mains gas fire, 2 wall lights, carpet flooring

Kitchen

3.98 x 3.65 (13'0" x 11'11")

with hot and cold sink unit, fitted wall and base cupboards, solid fuel stove on slate plinth, plumbing for automatic washing machine, partly tiled walls, door out to rear,

Utility Room/ W.C

FIRST FLOOR

Bedroom 1

4.18 x 3.30 (13'8" x 10'9")

with carpet flooring

Bedroom 2

3.16 x 2.99 (10'4" x 9'9")

with airing cupboard, 1 radiator, carpet flooring

Bathroom

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

SECOND FLOOR

Attic Bedroom

5.48 x 4.81 (17'11" x 15'9")

with limited headroom, 'Velux' window, carpet flooring

EXTERNALLY

Rear yard with steps up to a lawned area.

Access to rear service lane.

Parking is roadside

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: FREEHOLD

Council Tax Band 'A'

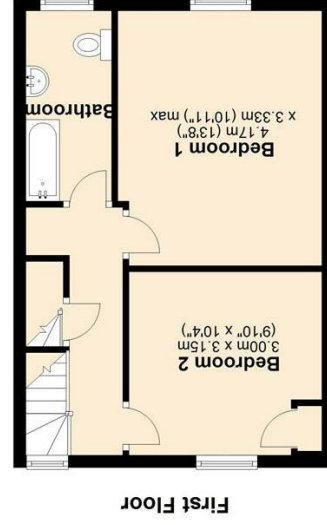






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		27 F
1-20	G		

