



**Tom Parry**

127 High Street, Blaenau Ffestiniog, LL41 3AX  
Offers in the region of £135,000



## 127 High Street, Blaenau Ffestiniog, LL41 3AX

Tom Parry & Co are delighted to offer for sale this charming 2-bedroom mid-terrace house is a true gem waiting to be discovered. As you step inside, you are greeted by a cosy reception room, perfect for relaxing after a long day.

The property boasts two inviting bedrooms, ideal for a small family or those looking for a guest room or home office. The bathroom is modern and sleek, offering a tranquil space to unwind and rejuvenate.

One of the highlights of this lovely home is the attractive stone fireplace that houses a wood-burning stove, creating a warm and inviting atmosphere during the colder months. The entire property has been fully modernised, blending contemporary comforts with traditional charm seamlessly.

Step outside to the rear lawned garden, complete with a seating area where you can enjoy al fresco dining or simply soak in the beautiful open views. The property's roadside position is convenient, being only half a mile away from the town centre, offering a perfect balance of tranquillity and accessibility.

The property has been run as a successful holiday let for the past 8 years.

**BF1403**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

**Entrance lobby opening to the :-**

#### Lounge

6.37 x 4.27 (20'10" x 14'0")

with an attractive stone fireplace housing a wood burning stove, exposed ceiling beams, dual aspect, timber block flooring, 2 radiators ,

#### Kitchen

2.60 x 2.60 (8'6" x 8'6" )

with hot and cold enamel sink, matching wall and base units including electric oven and gas hob, fitted shelving, plumbing for automatic washing machine, 1 radiator, door out to rear

### FIRST FLOOR

#### Bedroom 1

3.93 x 2.12 (12'10" x 6'11" )

with 1 radiator

#### Bedroom 2

4.18 x 2.37 (13'8" x 7'9" )

with 1 radiator

#### Bathroom

with shower cubicle, wash hand basin and w.c, heated towel rail, 'Velux' window

### EXTERNALLY

Small gravelled front fore garden.

Concreted rear yard with steps up to a lawned rear garden with a seating area and flower borders.

Disused W.C.

Free parking in a nearby layby.

### SERVICES

All mains services

Gas fired central heating

### MATERIAL INFORMATION

Tenure: FREEHOLD

Council Tax Band - Business Rates

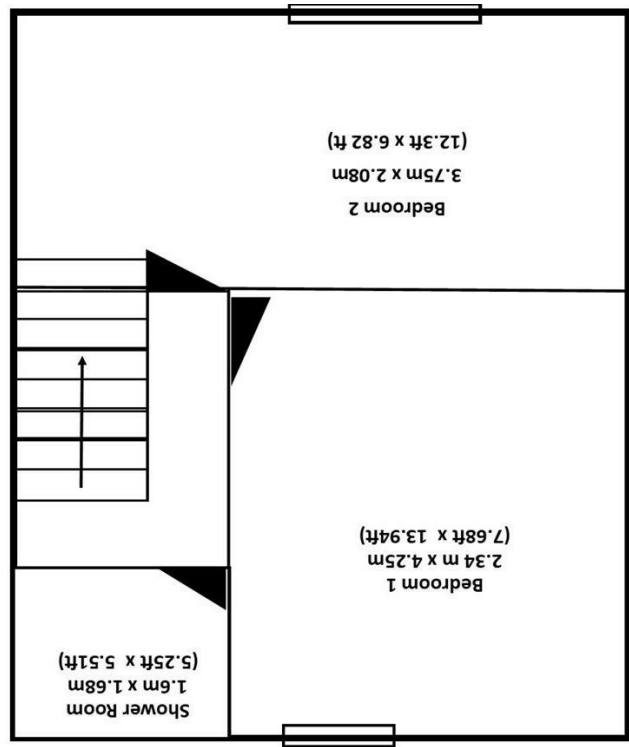








NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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



**First Floor**  
The floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas, openings and orientations are approximate. No details are guaranteed, they cannot be relied on for any purpose and they do not form part of any agreement. No liability is taken for any omission, error, or misstatement. A party must rely upon its own inspection(s).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

