



**Tom Parry**

Rhyd Manod Road, Blaenau Ffestiniog, LL41 4AF

Offers in the region of £189,000

## Rhyd Manod Road, Blaenau Ffestiniog, LL41 4AF

Tom Parry & Co are delighted to offer for sale this charming 4-bedroom detached house located on Manod Road in the picturesque town of Blaenau Ffestiniog. This property boasts 3 reception rooms, offering ample space for entertaining guests or simply relaxing with your family.

One of the standout features of this delightful home is the breathtaking view of the Moelwyn Mountains that can be enjoyed from the bedroom windows. Imagine waking up to such a stunning sight every morning!

With a pleasant garden at the front, this house provides a lovely outdoor space to enjoy some fresh air and perhaps even cultivate a small garden of your own.

Furthermore, this house offers great potential, with the possibility of creating a dedicated office or study area for those who work from home or enjoy pursuing hobbies that require a quiet space.

If you are looking for a spacious property with character and potential, this 4-bedroom house on Manod Road is definitely worth considering.

PLEASE NOTE - Remainder of works are to be carried out by the purchaser.

### BF1406

#### ACCOMMODATION

(all measurements approximate)

#### GROUND FLOOR

##### Entrance Porch opening to the :-

with quarry tiled flooring

##### Hallway

with stairs to the first floor, 1 radiator, under stairs store cupboard, laminate flooring

##### Front Lounge

3.68 x 3.58 (12'0" x 11'8" )

with tiled surround fireplace with timber over mantle, laminate flooring, 1 radiator

##### Sitting Room

3.60 x 3.44 (11'9" x 11'3")

with open brick fireplace, laminate flooring, 1 radiator (remainder of work to be carried out by the purchaser)

##### Office/Study

2.15 x 1.83 (7'0" x 6'0")

with laminate flooring, 1 radiator

##### Living/Dining Room

3.94 x 3.27 (12'11" x 10'8")

with an open fireplace, laminate flooring, 1 radiator

##### Kitchen

6.33 x 1.91 (20'9" x 6'3" )

with hot and cold stainless steel sink, matching wall and base units, incorporated double oven and ceramic hob with hood over, integrated dishwasher, plumbing for automatic washing machine, 1 radiator, door out to rear

##### Utility Room

housing the 'Worcester' wall mounted gas fired central heating boiler, wash hand basin and w.c, 1 radiator

#### FIRST FLOOR

##### Bedroom 1

3.71 x 3.38 (12'2" x 11'1")

with domed shaped window, timber flooring, 1 radiator

##### 'L' Shaped Dressing Room

##### Bedroom 2

3.54 x 3.05 (11'7" x 10'0")

with domed shaped window, 1 radiator

##### Bedroom 3

2.48 x 2.42 (8'1" x 7'11")

with 1 radiator

##### Bedroom 4

3.98 x 2.12 (13'0" x 6'11" )

with 1 radiator

##### Bathroom

with panelled bath and shower attachment, heated towel rail, provision for vanity unit, w.c, partly tiled walls, airing cupboard housing the hot water cylinder (remainder of work to be carried out by the purchaser)

#### EXTERNALLY

Grassed garden area to the front with trees and shrubs.

Concreted rear yard with timber store shed and a further yard to the side of the property.

Access to rear service lane.

Roadside parking.

#### SERVICES

All mains services

Gas fired central heating

#### MATERIAL INFORMATION

Tenure: Freehold

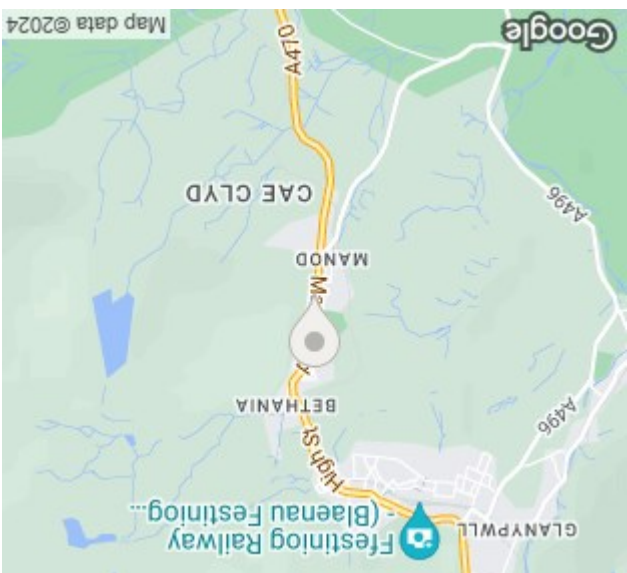
Council Tax Band 'B'







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
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		55 D	
			84 B



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 shapes, 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.  
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