



Tom Parry

Penrallt The Square, Blaenau Ffestiniog, LL41 3UL

£150,000

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Nestled in the charming location of The Square, Blaenau Ffestiniog, this detached two-storey house is a gem waiting to be discovered. Boasting three cosy bedrooms, a spacious reception room, and a well-appointed bathroom, this property offers comfort and convenience in equal measure.

As you step inside, you'll be greeted by the warmth of gas-fired central heating and the natural light streaming through the wood effect UPVC double glazing. The decked balcony is a delightful touch, providing a perfect spot for relaxing and enjoying the surroundings. The low maintenance garden is ideal for those who appreciate outdoor space without the hassle.

This house doesn't just stop at the basics - it also features a handy basement utility room and a separate workshop/store room, offering ample storage and functional space for various needs. The convenience of being close to shops and amenities adds to the appeal of this lovely abode, making daily errands a breeze.

If you're looking for a home that combines comfort, practicality, and a great location, this detached house in Blaenau Ffestiniog ticks all the boxes.

BF1408

ACCOMMODATION

(all measurements are approximate)

GROUND FLOOR

Entrance Hallway

with laminated flooring, wood effect uPVC double glazed entrance door, staircase to first floor

Living Room

4.80m x 4.00m (15'8" x 13'1")

with timber surround fireplace fitted with mains gas fire set on a raised slate hearth and with tiled inset, radiator

Kitchen/Dining Area

4.80m x 3.18m (15'8" x 10'5")

with range of fitted wall and base units including 1½ bowl single drainer stainless steel sink unit, built-in oven and 4 ring gas hob with extractor hood over, integrated fridge/freezer, work surfaces and splashbacks, attractive timber surround fireplace fitted with pebble effect gas fire set on a granite effect hearth, vinyl floor covering, wood effect double glazed patio door opening onto the decked balcony, door and stairs leading to the basement Utility Room, wall mounted Combi gas fired central heating boiler positioned on the top of the stairs

Basement Utility Room

4.71m x 3.03m (15'5" x 9'11")

with single drainer stainless steel sink unit, fitted base cupboard, work surface and tiled surround, plumbing for washing machine, radiator, low wood effect uPVC double glazed door to rear, entrance door opening into the garden

FIRST FLOOR

Landing

with radiator

Bedroom 1

4.86m x 3.98m maximum (15'11" x 13'0" maximum)
with radiator

Bedroom 2

3.07m x 2.58m average (10'0" x 8'5" average)
with fitted cupboard, radiator

Bedroom 3

2.38m x 2.00m (7'9" x 6'6")
with radiator

Bathroom

with tiled panelled bath and shower over, shower screen, pedestal wash hand basin and w.c., heated towel rail, fully tiled walls, tiled floor

EXTERNALLY

Decked balcony
Small enclosed paved garden with decked patio
Basement workshop/store room (low headroom) with electricity and power connected

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band 'C'

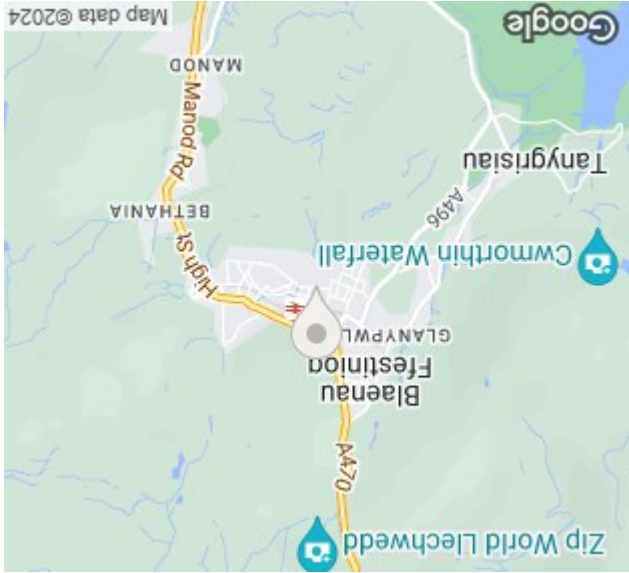




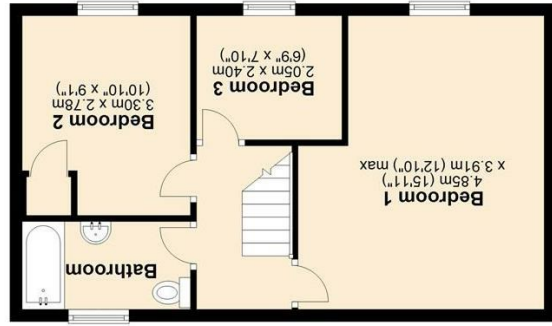


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED 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	57 D	
39-54	E		
21-38	F		
1-20	G		



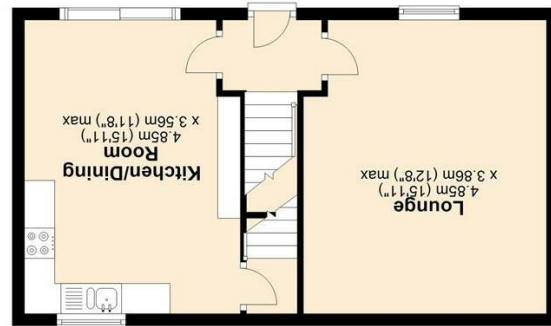
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First Floor



Basement



Ground Floor