



**Tom Parry**

**3 Richmond Terrace, Blaenau Ffestiniog, LL41 3DX**

**Offers in the region of £150,000**



### 3 Richmond Terrace, Blaenau Ffestiniog, LL41 3DX

Tom Parry & Co are delighted to offer for sale this fully modernised, inner terraced house occupying an elevated position, enjoying superb open views to the front towards the Moelwyn and Rhinogydd mountain range.

The property benefits from a two storey rear extension, uPVC double glazing, gas fired central heating and a decked garden area to the front where you can sit and appreciate the spectacular view.

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.

**BF1409**

#### ACCOMMODATION

(all measurements are approximate)

#### GROUND FLOOR

##### Entrance Hallway

with uPVC double glazed entrance door, radiator, stairs to first floor

##### Living Room

6.32m x 3.99m average (20'8" x 13'1" average )  
with fireplace recess and expoused stone lintel over housing the pebble effect electric fire on a tiled hearth, understairs store cupboard, 2 radiators

##### Kitchen

3.64m x 1.82m (11'11" x 5'11" )  
with 2 single wall units, base units including single drainer stainless steel sink unit, built-in oven and 4 ring gas hob, extractor hood over, worktops, tiled surrounds, radiator, plumbing for washing machine, uPVC double glazed door to rear

#### FIRST FLOOR

##### Landing

with radiator

##### Front Bedroom 1

3.55m x 2.67m (11'7" x 8'9" )  
with radiator, views to the front towards the Moelwyn and Rhinogydd mountain ranges.

##### Front Bedroom 2

2.28m x 2.01m (7'5" x 6'7" )  
with radiator, views to the front towards the Moelwyn and Rhinogydd mountain ranges.

##### Rear Bedroom 3

3.23m x 2.68m (10'7" x 8'9" )  
with radiator

##### Bathroom

with white suite comprising panelled bath, pedestal wash basin and w.c., tiled corner shower enclosure, radiator, airing cupboard housing the "Worcester" Combi gas fired central heating boiler

##### EXTERNALLY

Garden to the front  
Concreted rear yard with steps up to rear service lane  
Parking outside property.

##### SERVICES

All mains services  
Gas fired central heating

##### MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band 'B'



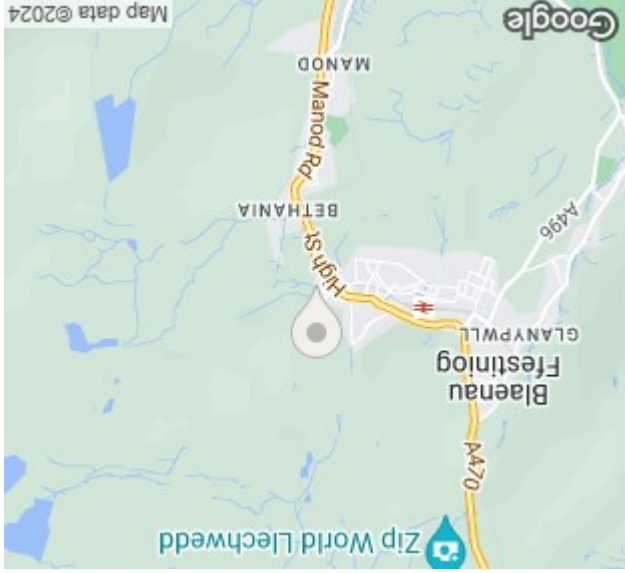






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED 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		
		67 D	
			84 B



Floor Plan Awaited