



Tom Parry

10 Park Square, Blaenau Ffestiniog, LL41 3AD

£120,000

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Tom Parry & Co are delighted to offer for sale this beautifully presented two bedroom, inner terraced property, conveniently situated within easy reach of the town's shops and amenities.

The property benefits from a modern fitted kitchen and bathroom, uPVC double glazed windows, gas fired central heating system and a flagged and gravelled rear yard.

Viewing 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.

BF1411

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Lounge

6.06 x 4.33 (19'10" x 14'2")

with a dual aspect, 2 radiators, downlights, under stair store cupboard, fitted shelving, cupboard in recess

Kitchen

2.79 x 2.58 (9'1" x 8'5")

with hot and cold sink, matching wall and base units, timber worktop, oven and hob, 1 radiator, door out to rear

Utility Room

2.58 x 1.64 (8'5" x 5'4")

with wall mounted gas fired central heating boiler, 1 radiator, plumbing for washing machine, shelving

FIRST FLOOR

Bedroom 1

4.67 x 3.16 (15'3" x 10'4")

with 1 radiator

Bedroom 2

3.04 x 2.43 (9'11" x 7'11")

with 1 radiator

Bathroom

with 'p' shaped panelled bath and shower attachment with screen, wash hand basin, w.c, heater towel rail

EXTERNALLY

Triangular concrete and gravelled front garden.

Flagged and gravelled rear yard with brick built store shed.

Access to rear services lane.

Street parking.

SERVICES

All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

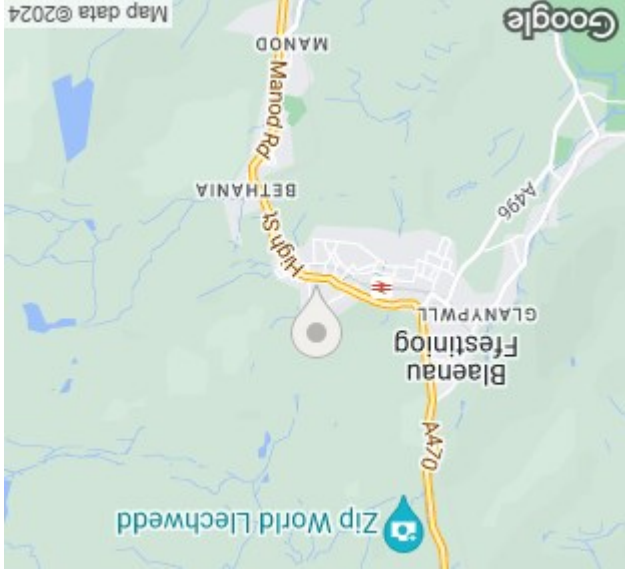






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		56 D	



Floor Plan Awaited