



Tom Parry

49 Manod Road, Blaenau Ffestiniog, LL41 4AE

Offers in the region of £100,000

49 Manod Road, Blaenau Ffestiniog, LL41 4AE

Tom Parry & Co are delighted to offer for sale this inner terrace residence, occupying a roadside position approximately half a mile from the town centre. The property has the benefit of wood effect double glazed windows and entrance doors, gas fired central heating and off-road gravelled parking to the rear.

Please note the property will be sold with a tenant in situ.

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 and many scenic country walking routes.

BF1417

ACCOMMODATION

GROUND FLOOR

Entrance Hall

with covered radiator, wood effect entrance door with double glazed leaded glass panel to the upper part, laminated flooring, electricity meter cupboard, stairs to first floor

Living Room

3.58 x 3.42 (11'8" x 11'2")

with timber surround fireplace fitted with a wood burning stove, wall lights in recess, laminated flooring, double doors leading to:-

Dining Room

3.50 x 3.04 (11'5" x 9'11")

with book shelves in recess, panelling to walls, radiator, laminated flooring

Inner Hallway

with under stairs store cupboard, radiator

Kitchen

4.03 x 2.13 (13'2" x 6'11")

with range of wall and base units including stainless steel sink unit, 'Cannon' double oven with 4 gas rings, extractor hood over, work surfaces, tiled surrounds, plumbing for washing machine, laminated flooring

FIRST FLOOR

Landing

with ceiling access hatch and extending ladder to boarded roof space

Bedroom 1

3.73 x 2.59 (12'2" x 8'5")

with radiator

Bedroom 2

2.74 x 2.13 (8'11" x 6'11")

with radiator, telephone point (subject to BT regulations)

Bedroom 3

3.12 x 2.66 (10'2" x 8'8")

with radiator

Bathroom

with white suite comprising panelled bath, pedestal wash hand basin and w.c, tiled shower enclosure with 'Mira' shower fitting, fitted cupboard housing Combi boiler supplying the central heating and providing the domestic hot water, covered radiator

EXTERNALLY

Rear yard with steps leading to flagged patio area, off road car parking space, access to rear service lane, stone and slate store shed

SERVICES

Mains water, gas, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

Currently tenanted, could be sold as an ongoing concern or with vacant possession.

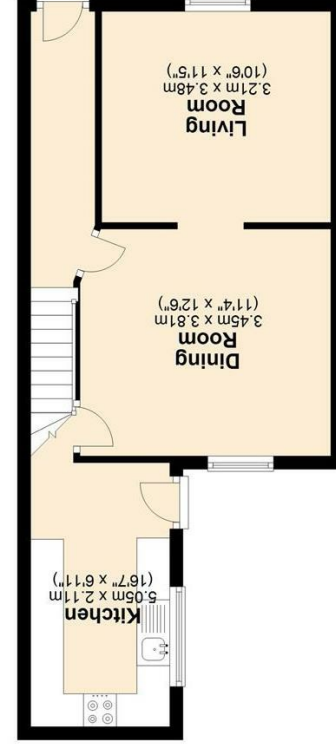




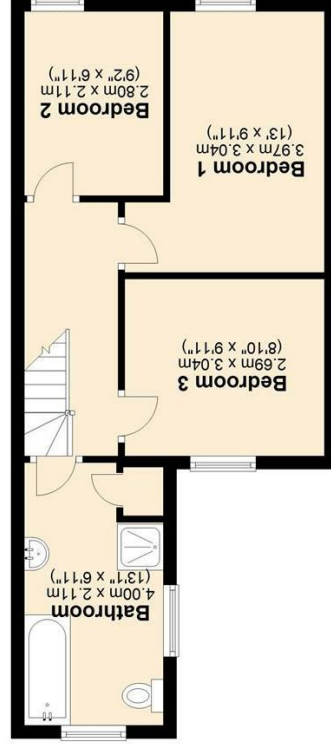


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

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 shape, 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.
Plan produced using PlanUp.



Ground Floor



First Floor

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		

