



Tom Parry

116 Manod Road, Blaenau Ffestiniog, LL41 4AH

Offers in the region of £115,000

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Tom Parry & Co are delighted to offer for sale this beautifully presented two bedroom, inner terrace cottage with a tiered garden to the rear and situated approximately one mile from the town's shops and amenities.

The property benefits from a modern kitchen and bathroom fittings, engineered oak plank flooring has been fitted throughout the whole of the downstairs and in both bedrooms, with engineered oak parquet herringbone flooring laid in the bathroom and on the landing. The staircase is also fitted with solid oak flooring (cladded) and stair lights to give that homely cosy feel.

Included in the sale will be, made to measure blinds, oven and hob in the kitchen, and also a top of the range 'Clock Blithfield 5' wood burning stove.

The property is considered an ideal starter home and is well worthy of an internal inspection.

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.

BF1415

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hall

with staircase leading to the first floor, engineered oak plank flooring

Living Room

2.94m x 2.81 average (9'7" x 9'2" average)

with a stone built fireplace housing a multi fuel stove, engineered oak plank flooring

Kitchen

3.12m x 2.3m average (10'2" x 7'6" average)

with range of fitted wall and base units including single drainer stainless steel sink unit, built-in electric oven, 4 ring hob with extractor hood over, work surfaces and tiled surrounds, electric panel heater, engineered oak plank flooring

Rear Hallway

with tiled floor and door opening to the rear, engineered oak plank flooring

Utility Room

1.52m x 1.47m (4'11" x 4'9")

with tiled floor "Velux" roof window, plumbing for automatic washing machine and dishwasher

FIRST FLOOR

Landing

with engineered oak parquet herringbone flooring

Front Bedroom 1

3.58m x 2.56m (11'8" x 8'4")

with panel heater, engineered oak plank flooring

Rear Bedroom 2

2.61m x 1.62m (8'6" x 5'3")

with engineered oak plank flooring

Bathroom

with white suite comprising panelled bath with newly fitted shower attachment over, pedestal wash hand basin and w.c., tiled surrounds, heated towel rail, fitted cupboard, remote controlled "Velux" roof window with rain sensor for automatic closing, with engineered oak parquet herringbone flooring

EXTERNALLY

Slate steps from the roadway leading to the entrance door; small gravelled foregarden
Steps leading up to the tiered rear garden

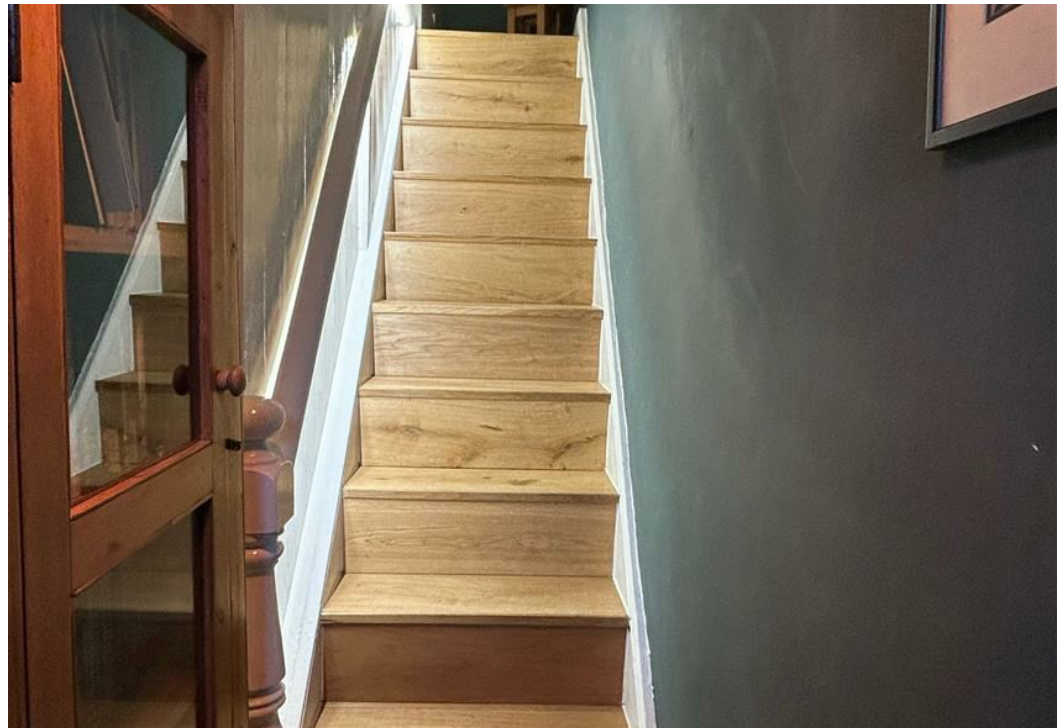
SERVICES

Mains electricity, water and drainage

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band 'A'

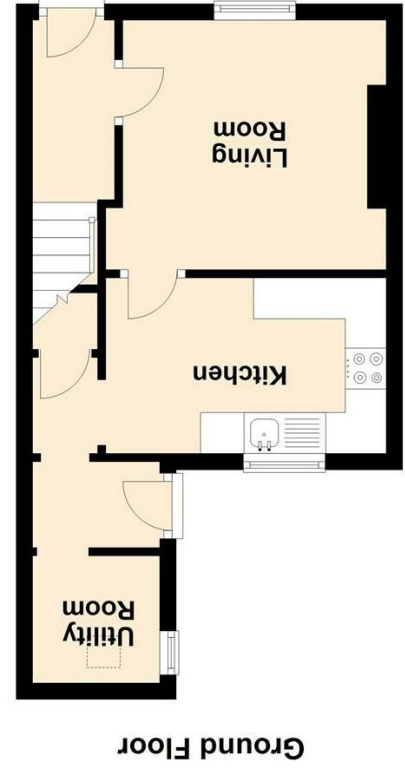
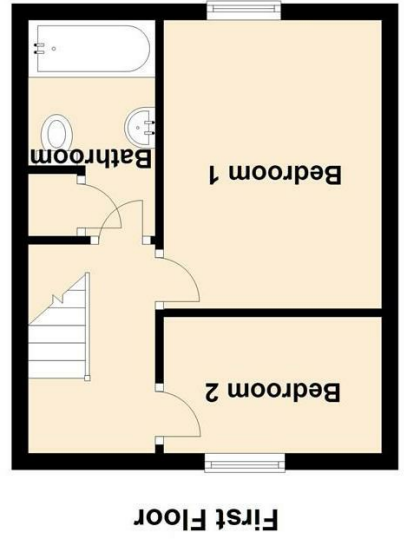
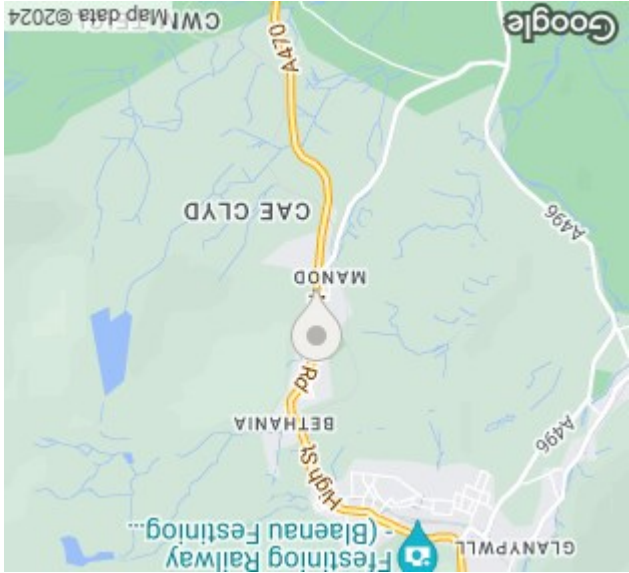






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



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.
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