



Tom Parry

26 Tyn Y Maes, Ffestiniog, LL41 4NW

£142,000

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Tom Parry & Co are delighted to offer for sale this charming mid-terrace house located in Tyn Y Maes, Ffestiniog. The property boasts three bedrooms, 1 bathroom. A large spacious living room with a separate dining room, perfect for a growing family or those in need of extra space. Renovation works carried out by the owners also means that the property now has a secluded private garden at the rear.

Conveniently located within walking distance of the high street, where public transport is available frequently. Additionally, the on-road parking outside the property provides added convenience.

The property is situated within the Snowdonia National Park offering open aspect views of the Moelwyn Mountains. Early viewing is highly recommended.

BF1420

ACCOMODATION

GROUND FLOOR

Entry Hallway/Porch

with UpVC double glazed entrance door

Living Room

4.21 x 4.24 (13'9" x 13'10")

with carpet flooring, radiator, tiled feature fireplace that's no longer in use, pine "French" doors that open to sun room.

Dining Room

3.55 x 2.99 (11'7" x 9'9")

with wood effect laminate flooring, radiator, feature wooden surround fireplace with free standing electric stove, open archway to living area.

Kitchen

with tiled flooring, radiator, range of wall & base units with worktop over, integrated oven, electric hob with extractor over, space & plumbing for washing machine

Lean-to Sun Room

3.65 x 2.48 (11'11" x 8'1")

with tiled flooring, radiator, door to rear.

FIRST FLOOR

Bedroom 1

3.17 x 2.20 (10'4" x 7'2")

with carpet flooring, radiator, window to front.

Bedroom 2

4.03 x 2.28 (13'2" x 7'5")

with carpet flooring, radiator, window to front.

Bedroom 3

3.14 x 2.28 (10'3" x 7'5")

with carpet flooring, radiator, window to rear.

Bathroom

with tiled flooring and walls, low level WC, free standing pedestal wash basin, I-shaped bath with shower over.

EXTERNALLY

At the rear, the garden has a raised patio area, paved with concrete slabbing that continues down. The lower tier consists of artificial grass and paved concrete slabs that houses an outdoor storage shed.

MATERIAL INFORMATION

Council Tax Band - "B"

Tenure - Freehold

Parking is available at front of property directly outside, this is not designated.





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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.

EPC Awaited



Floor plan Awaited