



Tom Parry

13 Park Square, Blaenau Ffestiniog, LL41 3AD

£140,000

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Tom Parry & Co are delighted to offer for sale this tastefully modernised, two bedroom, inner terraced residence. As you step inside, you'll be greeted by a beautifully presented interior that has been tastefully modernised to offer both comfort and style.

'Dol Bach' consists of a reception room, perfect for relaxing or entertaining guests. With two inviting bedrooms, there's ample space for a small family, guests, or even a home office. The property also features a modern fitted kitchen and bathroom.

Convenience is key with this property, as it is ideally located within easy reach of the town's shops and amenities. The gas fired central heating ensures warmth during the colder months, while the uPVC double glazing helps keep the interior bright and airy all year round.

Property being sold fully furnished.

Viewing is highly recommended in order to fully appreciate it's charm.

Ref: BF1412

The ACCOMMODATION comprises:-
(all measurements approximate)

GROUND FLOOR

Entrance Hall

with staircase leading to the first floor, radiator, slate tiled floor, uPVC double glazed entrance door

Open Plan Living Room/Dining Area

5.50m x 4.22m (18'0" x 13'10")

with former fireplace recess with exposed stone lintel above, original built-in recess cupboards, understairs store cupboard with light fitting, slate tiled floor, 2 radiators

Kitchen

2.92m x 2.47m (9'6" x 8'1")

with range of high gloss "Cappuccino" coloured fitted wall and base units, single drainer stainless steel sink unit, built-in electric cooker and 4 ring gas hob with extractor hood over, glass splash-back, plumbing for automatic washing machine and slim line dishwasher, wall mounted "Worcester" Combi gas fired boiler, slate tiled floor, uPVC double glazed door opening to the rear

FIRST FLOOR

Landing

with ceiling access hatch to roof space

Front Bedroom 1

3.67m x 2.41m average (12'0" x 7'10" average)

with feature original cast iron fireplace, radiator

Rear Bedroom 2

3.06m x 2.52m (10'0" x 8'3")

with radiator

Bathroom

with white suite comprising "P" shaped panelled bath

and shower over, vanity unit and low level w.c., heated towel rail, fully tiled walls, extractor fan

EXTERNALLY

Small slate paved enclosed front garden with flower borders

Paved rear yard with stone built outbuilding comprising bike store/shed with light and power connected and small store shed with power connected, gate opening onto the rear service lane

SERVICES

All mains services
Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band - Business Rates

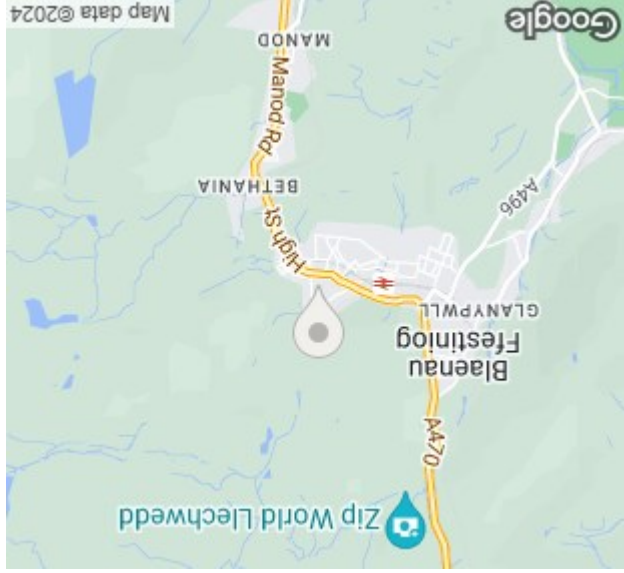






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan Awaited