

# Tom Parry



**4 Gladstone Terrace, Blaenau Ffestiniog, LL41 3EB**

**£89,500**

- Established residential area in close proximity to the town centre
  - Ideal starter home
  - uPVC double glazing
- Gas fired central heating
  - Two bedrooms



## 4 Gladstone Terrace, Blaenau Ffestiniog, LL41 3EB

Tom Parry & Co are delighted to offer for sale this cosy cottage on Gladstone Terrace in the charming town of Blaenau Ffestiniog!

This delightful 2-bedroom house is the ideal starter home for anyone looking to settle in this picturesque location. With its cosy atmosphere and convenient layout, this property offers a perfect blend of comfort and functionality. Located in a peaceful neighbourhood, this house provides a tranquil retreat from the hustle and bustle of everyday life. Don't miss the opportunity to make this lovely house your new home in beautiful Blaenau Ffestiniog!

**Our Ref: BF1419**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Lobby

opening to:

#### Living Room

5.21 x 4.66 (17'1" x 15'3")

with gas fire set in tiled surround; under stair storage; pine wall panelling; TV display plinth and two radiators

#### Kitchen/Breakfast Room

3.76 x 3.59 (12'4" x 11'9")

with a range of wall and base units; stainless steel sink and drainer; space and plumbing for washing machine; gas fired central heating boiler; radiator and door to rear

### FIRST FLOOR

#### Landing

with airing cupboard housing hot water heater and radiator

#### Bedroom 1

3.06 x 2.94 (10'0" x 9'7")

with radiator

#### Bedroom 2

2.87 x 2.19 (9'4" x 7'2")

with radiator

#### Bathroom

with corner bath with shower over; pedestal wash basin; low level WC and radiator

### EXTERNALLY

The property has the benefit of a small yard with access to a rear service lane

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

EPC Awaited

Floor Plan Awaited

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.



**Tom Parry**

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