



**Tom Parry**

6 Heol Maenofferen, Blaenau Ffestiniog, LL41 3DH

Offers in the region of £95,000

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Tom Parry & Co are delighted to offer for sale this 3 bedroom, end terraced residence, with the addition of 2 attic rooms on the second floor, conveniently situated within walking distance of the town centre and all other amenities.

The property has the benefit of a rear yard with timber decking, uPVC double glazed windows and gas fired central heating system.

No onward chain.

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 benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

**BF1423**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Front Sitting Room

4.53 x 3.71 (14'10" x 12'2" )  
with 1 radiator

#### Lounge

4.45 x 3.69 (14'7" x 12'1" )  
with 1 radiator

#### Kitchen

3.99 x 2.33 (13'1" x 7'7" )  
with sink unit, base cupboards, fitted worktops, partly tiled walls, 1 radiator, plumbing for automatic washing machine, door out to rear

### FIRST FLOOR

#### Bedroom 1

3.80 x 2.38 (12'5" x 7'9" )

#### Bedroom 2

3.71 x 2.44 (12'2" x 8'0" )  
with 1 radiator

#### Bedroom 3

2.98 x 2.00 (9'9" x 6'6" )  
with 1 radiator

#### Bathroom

with panelled bath, vanity unit and w.c, airing cupboard housing the gas fired central heating boiler

### SECOND FLOOR

#### Attic Room 1

4.85 x 3.79 (15'10" x 12'5" )  
with limited headroom

#### Attic Room 2

4.62 x 3.70 (15'1" x 12'1" )  
with limited headroom

### EXTERNALLY

Flagged front foregarden.  
Gravelled rear yard with timber decking/bbq area.  
Access to rear service lane.

### SERVICES

All mains services  
Gas fired central heating

### MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band 'B'

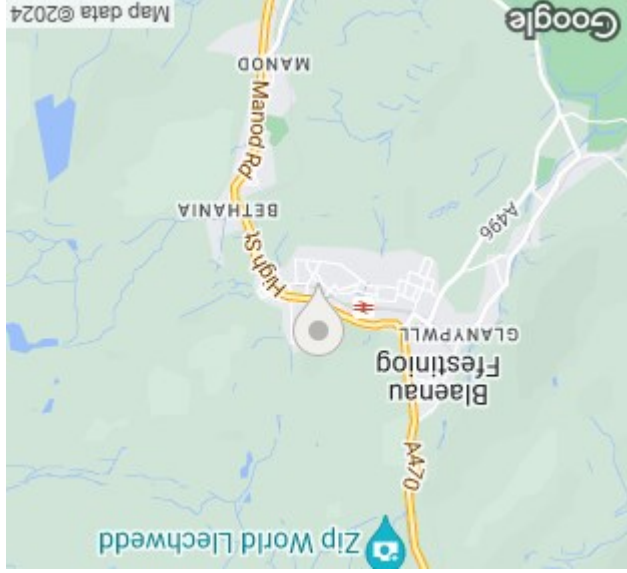






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

EPC Awaited



Floor plan Awaited