

Tom Parry

29 Lord Street, Blaenau Ffestiniog, LL41 3AU
Offers in the region of £137,500

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Tom Parry & Co are delighted to offer for sale this well presented, two storey inner terraced house conveniently situated within easy walking distance of the town centre and all amenities.

The property briefly comprises of a spacious living room, modern kitchen and bathroom to the ground floor and three bedrooms to the first floor. The property also benefits from gas fired central heating system and uPVC double glazing.

The historic slate quarry town of Blaenau Ffestiniog has several tourist attractions, including the Ffestiniog Narrow Gauge Railway and the Llechwedd Slate Caverns. The town also boasts several mountain biking trails, including extreme mountain bike tracks and other adventure attractions such as the "Zipwire", "Bounce Below" and "Zip World Caverns". The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

BF1421

ACCOMMODATION

(all measurements are approximate)

GROUND FLOOR

Entrance Hallway

with 1 radiator

Living Room/Dining Area

6.41m x 3.45m (21'0" x 11'3")

with an open fireplace with coal effect mains gas fire, 1 radiator, laminate flooring

Kitchen

3.62m x 2.14m (11'10" x 7'0")

with hot and cold stainless steel sink, matching wall and base units including oven and hob, 1 radiator, under stairs store area, plumbing for automatic washing machine, partly tiled walls, glazed door out to rear

Bathroom

with panelled bath and shower unit, wash hand basin and w.c, partly tiled walls, heated towel rail

FIRST FLOOR

Landing

with ceiling access hatch to roof space, 1 radiator

Front Bedroom 1

3.46m x 2.45m (11'4" x 8'0")

with radiator

Front Bedroom 2

2.55m x 2.03m (8'4" x 6'7")

with radiator

Rear Bedroom 3

2.92m x 2.87m (9'6" x 9'4")

with radiator, fitted cupboard housing the wall mounted central heating boiler

EXTERNALLY

Small enclosed front garden.
Rear garden area having been timber decked with a timber store shed.
Access to rear service lane.
Street parking.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold Council Tax Band 'A'

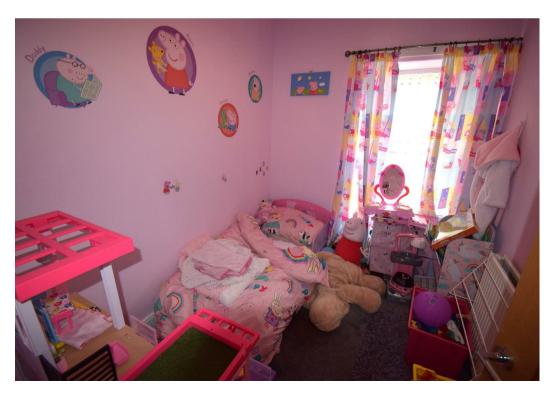












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Map data @2024

Current Potential

their working ability.





MOTE: 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



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GONAM

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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GLANYPWLL Ffestiniog Blaenau

Score Energy rating