



**Tom Parry**

29 Lord Street, Blaenau Ffestiniog, LL41 3AU

Offers in the region of £137,500

## 29 Lord Street, Blaenau Ffestiniog, LL41 3AU

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'







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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		62 D	
			90 B

