



**Tom Parry**

**3 Bron Gors, Rhiwbrydir, Blaenau Ffestiniog, LL41 3LA**

**Offers in the region of £79,000**



### 3 Bron Gors, Rhiwbrydir, Blaenau Ffestiniog, LL41 3LA

Tom Parry & Co are delighted to offer for sale this compact semi-detached residence in an established residential area, on the periphery of the town.

The property features exposed ceiling beams and stone walls together with an impressive stone built fireplace.

The locality has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns at Blaenau Ffestiniog as well as 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 also offers a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes, with the West Wales coast less than 10 miles away.

**BF1402**

#### ACCOMMODATION

(all measurements approximate)

#### GROUND FLOOR

##### Lounge

4.41 x 3.48 (14'5" x 11'5")

with timber wooden flooring, exposed ceiling beams, impressive stone built fireplace, under stairs store cupboard, 1 radiator, stairs to first floor

##### Kitchen/Breakfast Room

4.19 x 2.37 (13'8" x 7'9" )

with hot and cold stainless steel sink, matching wall and base units, wall mounted 'Worcester' gas fired central heating boiler, partly tiled walls, tiled flooring, 1 radiator, door out to rear

#### FIRST FLOOR

##### Bedroom

3.55 x 2.51 (11'7" x 8'2")

with exposed stone walling to two sides, open fireplace, built in cupboard, 1 radiator

##### Bathroom

with panelled bath and shower unit over, wash hand basin and w.c, partly tiled walls, 1 radiator

#### EXTERNALLY

Small rear garden

Parking is roadside a short distance away from the property

#### SERVICES

All mains services

Gas fired central heating

#### MATERIAL INFORMATION

Tenure: FREEHOLD

Council Tax Band 'A'





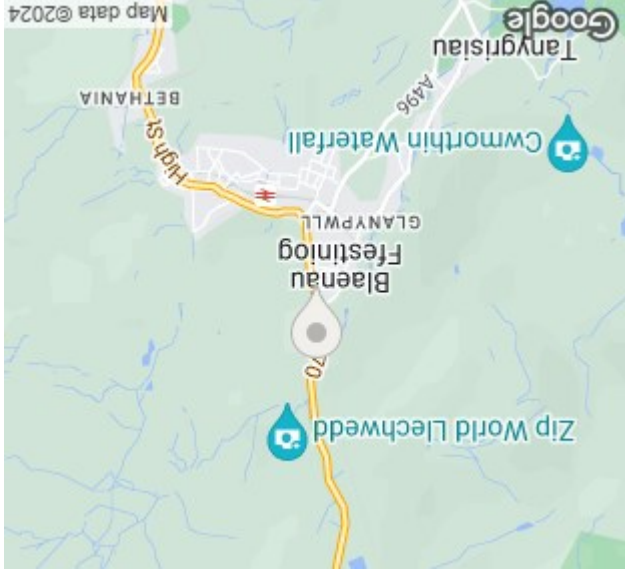






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

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



Floor plan Awaited