



**Tom Parry**

32 Manod Road, Blaenau Ffestiniog, LL41 4DE

Offers in the region of £110,000

## 32 Manod Road, Blaenau Ffestiniog, LL41 4DE

Tom Parry & Co are delighted to offer for sale this modernised, 3 bedroom terrace house, set back from the roadside, approximately half a mile from the town's shops and amenities.

The property benefits from modern modern kitchen and bathroom fittings, a spacious attic room, uPVC double glazing, gas fired central heating, gravelled front garden and an enclosed patio area to the rear.

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

**BF1433**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Entrance Hall

with uPVC double glazed entrance door, radiator, vinyl flooring, stairs to first floor

#### Living Room / Bedroom

3.75m x 2.69m (12'3" x 8'9")

with radiator, fitted carpet

#### Kitchen

3.63m x 3.47m (11'10" x 11'4")

with a range of recently installed light grey shaker style wall and base units, including 1½ bowl composite sink with swivel mixer tap, integrated dishwasher and fridge/freezer, gas range cooker with double oven, grill and 7 gas burner hob, extractor hood over, timber effect laminate worktops and matching upstand, island with drawers and breakfast bar, radiator, ceiling down lights, vinyl flooring, uPVC double glazed French doors out to rear

#### Bathroom

with recently fitted panelled bath, "Vanity" unit and w.c., shower enclosure with panelled walls, heated towel rail, vinyl flooring

### FIRST FLOOR

#### Landing

with stairs to attic room

#### Bedroom 1

3.24m x 2.93m (10'7" x 9'7")

with radiator, fitted carpet

#### Bedroom 2

3.36m x 2.64m (11'0" x 8'7")

with radiator, fitted carpet

#### Bedroom 3

2.36m x 2.10m (7'8" x 6'10")

with radiator, fitted carpet

### SECOND FLOOR

#### Attic Room

4.81m x 4.10 (15'9" x 13'5")

with "Velux" roof window, 2 eaves storage cupboards, radiator, exposed floorboards

### EXTERNALLY

Gravelled garden area to the front with concrete steps and pathway

Small concreted rear yard, store shed with space and plumbing for washing machine, and tumble dryer over; steps up to concreted patio area, store shed, gate and access to rear

### SERVICES

Mains water, electricity, gas and drainage

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	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69   C	

