

Tom Parry

32 Manod Road, Blaenau Ffestiniog, LL41 4DE
Offers in the region of £110,000

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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

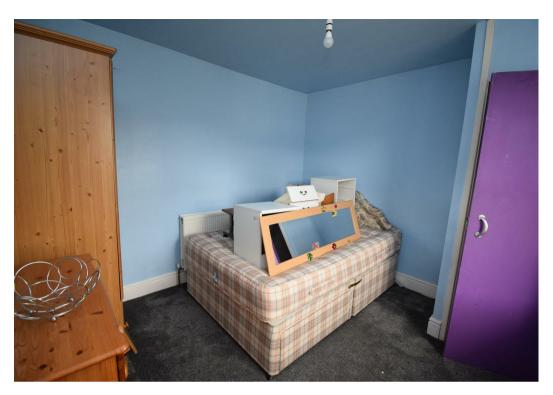
MATERIAL INFORMATION

Tenure: Freehold Council Tax Band 'A'













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

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

