



**Tom Parry**

4 Glandwr Terrace Glanypwll, Blaenau Ffestiniog, LL41 3PP

Offers in excess of £90,000



## 4 Glandwr Terrace Glanypwll, Blaenau Ffestiniog, LL41 3PP

Tom Parry & Co are delighted to offer for sale this charming, single fronted, inner terrace cottage, situated in the village of Glanypwll on Glandwr Terrace, Blaenau Ffestiniog, this delightful property is a true gem waiting to be discovered.

This cosy house boasts a single reception room, perfect for relaxing. The property features two bedrooms, ideal for a couple or a small family. The bathroom, renovated in 2016, offers modern amenities for your comfort and convenience.

The recent upgrades add a touch of luxury to this traditional home - a new double glazed porch to the rear with bi-fold doors installed in 2020, together with the gas fired central heating system that was replaced back in 2017. The heart of the home, the kitchen, received a makeover in 2018 which was stripped-back to the stone wall, re-plastered, with a new slate flooring and stylish cupboards and worktops fitted creating a modern feel and space.

The property also has the benefit of a lawned garden area to the rear with apple trees.

Sale to include all furniture and fittings.

**BF1431**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

**Entrance Porch Opening to the :-**

#### Living Room

**5.41 x 3.24 (17'8" x 10'7" )**

with a feature stone built fireplace housing a solid fuel stove, 1 radiator, exposed ceiling beams

#### Kitchen

**3.20 x 2.58 (10'5" x 8'5" )**

with hot and cold stainless steel sink with matching wall and base units, plumbing for automatic washing machine, partly tiled walls, slate flooring, 1 radiator, under stairs store area, open staircase to first floor, door out to rear

### FIRST FLOOR

#### Bedroom 1

**3.28 x 2.28 (10'9" x 7'5" )**

with 1 radiator

#### Bedroom 2

**3.18 x 2.42 (10'5" x 7'11" )**

with 1 radiator, 'Velux' window, box room /dressing area off.

#### Bathroom

with panelled bath and shower attachment, wash hand basin and w.c, partly tiled walls, 1 radiator, airing cupboard housing the gas fired central heating boiler

### EXTERNALLY

Small front foregarden, side access to lawned rear garden area with apple trees.

Right of way access (please note that the neighbouring property number 3 enjoys the right of

way access)  
Roadside parking.

### 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	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

