



Tom Parry

156A Manod Road, Blaenau Ffestiniog, LL41 4AH

Offers in the region of £92,500

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Tom Parry & Co are delighted to offer for sale this 2 bedroom, modernised, inner terraced residence occupying a roadside position on the fringe of the town.

The accommodation is arranged on three floors and has the benefit of a sizeable lounge and kitchen, gas fired central heating, uPVC double glazing and a rear garden area.

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 and many scenic country walking routes.

BF1436

Tenure: Freehold
Council Tax Band 'A'

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

Living Room

6.57 x 3.12 (21'6" x 10'2")

with 2 radiators, dual aspect,

LOWER GROUND FLOOR

Kitchen/Dining Room

6.09 x 2.61 (19'11" x 8'6")

with hot and cold stainless steel sink, base units including oven and hob, 1 radiator, wall mounted gas fired central heating boiler, tiled floor, glazed door out to rear

FIRST FLOOR

Bedroom 1

3.07 x 2.95 (10'0" x 9'8")

L shaped with radiator

Bedroom 2

3.07 x 1.86 (10'0" x 6'1")

with radiator

Bathroom

with shower cubicle, wash hand basin and w.c, heated towel rail, partly tiled walls, wall cabinet

EXTERNALLY

Gravelled and flagged rear yard.

Access to rear service lane

SERVICES

Mains water, electricity, gas and drainage.

Gas fired central heating.

MATERIAL INFORMATION





Tom Parry

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tomparry.co.uk



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		89 B
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan Awaited