



Tom Parry

5 Blaen Afon, Blaenau Ffestiniog, LL41 3TY

Offers in the region of £95,000

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Tom Parry & Co are delighted to offer for sale this two storey, inner terrace house conveniently situated within easy walking distance of the High Street, leisure facilities, primary and secondary schools and health centre.

The property has the benefit of uPVC double glazing, gas fired central heating, useful attic room as well as a paved patio and lawned garden area to the rear. It is considered to be an ideal starter home with no onward chain.

Over the last 20 years the property has undergone some improvement works such as new flooring installed together with a damp proof course to the downstairs. The roof has been replaced plus a re-wire which was carried out in 2004.

Viewing recommended.

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.

BF1438	Attic Room 4.47 x 4.23 (14'7" x 13'10") with laddered access, limited headroom, 'Velux' window
ACCOMMODATION (all measurements approximate)	
GROUND FLOOR	EXTERNALLY Small front fore garden. Concreted rear yard and lawned area, stone shed and disused w.c. Access to rear service lane.
Entrance Hallway with 1 radiator	
Living Room 3.69 x 3.67 (12'1" x 12'0") with tiled fireplace with timber over mantle, 1 radiator, under stairs store cupboard	SERVICES All mains services Gas fired central heating
Kitchen 4.55 x 2.68 (14'11" x 8'9") with hot and cold stainless steel sink, matching wall and base cupboards with worktops, cooker hood, partly tiled walls, 1 radiator	MATERIAL INFORMATION Tenure: Freehold Council Tax Band 'A'
Utility Area with worktops, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, door out to rear	

Bathroom with panelled bath and shower unit over, wash hand basin and w.c

FIRST FLOOR

Bedroom 1 4.61 x 2.90 (15'1" x 9'6") with 1 radiator
Bedroom 2 2.78 x 2.41 (9'1" x 7'10") with 1 radiator

Bedroom 3 2.75 x 2.04 (9'0" x 6'8") with 1 radiator

SECOND FLOOR



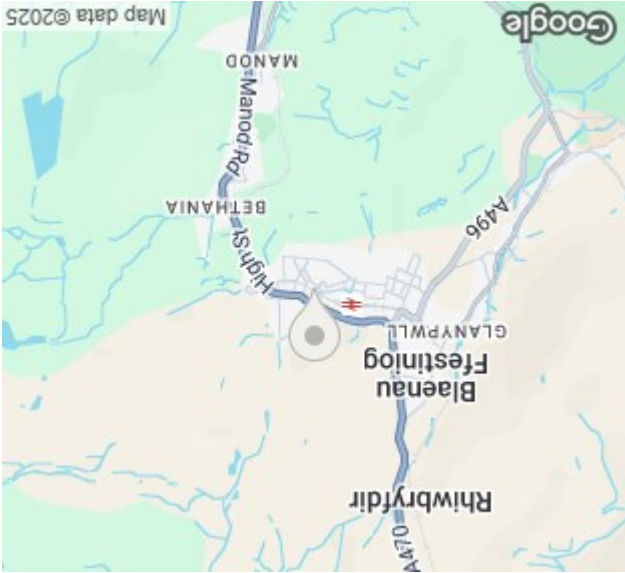




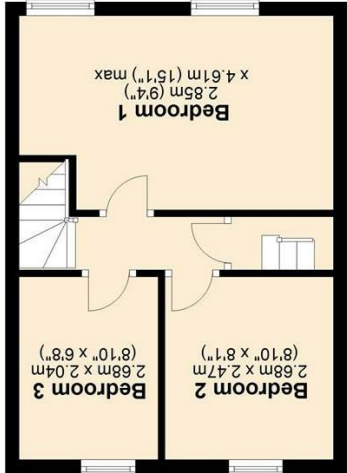
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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		
21-38	F		
1-20	G		
		61 D	
			83 B



Second Floor



First Floor



Ground Floor

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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