



# Tom Parry

Elenydd Tyddyn Gwyn Terrace, Blaenau Ffestiniog, LL41 4AN

Offers in the region of £129,500

## Elenydd Tyddyn Gwyn Terrace, Blaenau Ffestiniog, LL41 4AN

Tom Parry & Co are delighted to offer for sale this 2 bedroom, mid terrace residence, with a garden and spacious garage to the rear, situated in a much favoured residential area.

The property comprises of a spacious lounge/dining room, kitchen and bathroom to the ground floor and two bedrooms to the first floor. The property benefits from gas fired central heating and uPVC double glazed windows.

The town's shops and amenities are approximately half a mile distance and the popular harbour town of Porthmadog lies approximately 12 miles to the east.

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.

VIEWING HIGHLY RECOMMENDED

**BF1439**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Hallway

with radiator

#### Living Room

3.37 x 5.60 (11'0" x 18'4")

with coal effect gas fire set on tiled hearth with tiled surround, radiator and dual aspect.

#### Inner Hallway

with under stair store.

#### Kitchen

2.26 x 2.32 (7'4" x 7'7" )

with range of fitted wall and base units and worktop over, stainless steel single drainer sink unit, space and plumbing for washing machine, space for cooker with extractor over and radiator.

#### Rear Hallway

with door to rear porch.

#### Shower Room

with accessible shower, low level WC, pedestal wash hand basin, airing cupboard with gas boiler, tiled walls and radiator.

#### Rear Porch

with door to rear.

### FIRST FLOOR

#### Landing

with radiator

#### Bedroom 1 (front )

2.96 x 3.66 (9'8" x 12'0" )

with radiator and fitted wardrobes

#### Bedroom 2 (rear)

2.50 x 2.58 (8'2" x 8'5")

with airing cupboard and radiator.

### EXTERNALLY

There is a small paved path and flower beds to the front behind a low level stone wall with railings above and an iron gate.

To the rear is a paved path, small concrete terrace, small garden laid to lawn, raised flower bed and a garage with light and power connected and an electrically operated up and over door.

### SERVICES

All mains services connected.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'





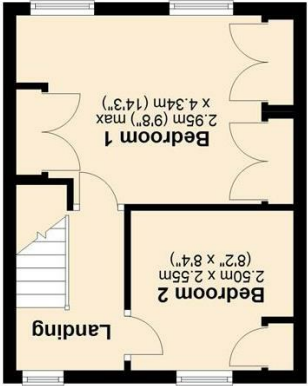


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

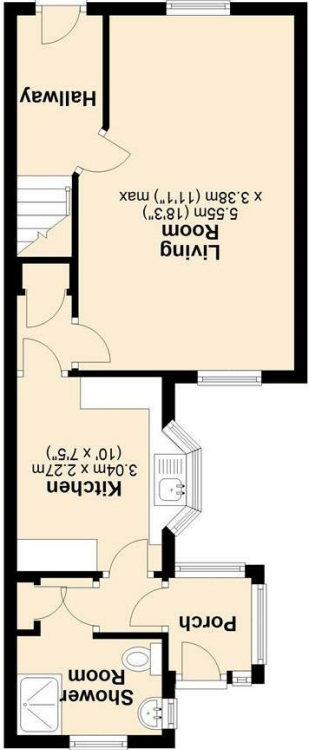
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First Floor



Ground Floor

