



Tom Parry

11 Benar View, Blaenau Ffestiniog, LL41 3UT
Offers in the region of £125,000

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Mae Tom Parry a'i Gwmni yn falch iawn o gael cynnig ar werth y ty teras mewnol hwn sydd yn dwyllodrus ei faint gyda 4 lloft, yn ogystal ag ystafell atig, mewn ardal breswyl poblogaidd / Tom Parry & Co are delighted to offer for sale this deceptively spacious, 4 bedroom, inner terrace house with the addition of an attic room, situated in a popular residential location.

Mae'r Eiddo wedi'i leoli'n gyfeus o fewn pellter cerdded hawdd i'r ysgolion cynradd ac uwchradd, y parc, pwll nofio, y ganolfan hamdden a'r ganolfan iechyd / The Property is conveniently situated within easy walking distance of the primary and secondary schools, park, swimming pool, leisure centre and health centre.

Mae ganddo'r fantais o ffenestri dwbl uPVC, prif gyflenwad tanau nwy, cegin osod ac ystafell ymolchi gyda'r ffitiadau / It has the benefit of uPVC double glazing, mains gas fires, fitted kitchen and bathroom fittings.

Mae gan dref chwareli llechi hanesyddol Blaenau Ffestiniog nifer o atyniadau twristaidd sy'n cynnwys Rheilffordd Gul Ffestiniog a Chaffi Llechi Llechwedd. Mae'r dref hefyd yn cynnwys sawl llwybr beicio mynydd gyda thraciau beicio mynydd eithafol ac atyniadau antur eraill fel y Zipworld, Bounce Below a Zip Word Caverns / 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.

BF1430

LLETY / ACCOMMODATION

(mae'r holl fesuriadau yn fras)
(all measurements approximate)

LLAWR GWAELOD / GROUND FLOOR

Cyntedd Mynediad / Entrance Hallway

Ystafell Eistedd / Sitting Room

3.77 x 3.02 (12'4" x 9'10")

Gyda lle tân amgylchynol teiliog yn cartrefu'r prif gyflenwad nwy
tân / with tiled surround fireplace housing the mains gas fire

Ystafell Fyw / Living Room

3.62 x 3.22 (11'10" x 10'6")

gyda tan nwy wedi ei osod yn y lle tan, cwpwrdd dan y grisau /
with tiled fireplace housing the mains gas fire, under stairs
store cupboard

Cegin / Kitchen

4.22 x 2.43 (13'10" x 7'11")

gyda sinc dur gwrthstaen poeth ac oer, unedau waliau a
gwaelod, waliau wedi eu eteilsio yn rhannol, plymio ar gyfer
peiriant golchi awtomatig, tân nwy prif gyflenwad, a adeiladwyd
mewn cwpwrdd, drws allan i'r cefn / with hot and cold stainless
steel sink, matching wall and base units, partly tiled walls,
plumbing for automatic washing machine, mains gas fire, built
in cupboard, door out to rear

LLAWR CYNTAF / FIRST FLOOR

LLoft 1 / Bedroom 1

3.44 x 2.61 (11'3" x 8'6")

LLoft 2 / Bedroom 2

2.48 x 2.09 (8'1" x 6'10")

LLoft 3 / Bedroom 3

3.18 x 3.01 (10'5" x 9'10")

Trwy Lloft 4 / Through Bedroom 4

2.38 x 2.42 (7'9" x 7'11")

gyda drws llithro i ystafell ymolchi / with sliding door to
bathroom

Ystafell Ymolchi / Bathroom

gydag uned baddon a chawod, basn ymolchi a WC, cwpwrdd
eirio, gyda silindr / with panelled bath and shower unit, wash
hand basin and w.c, airing cupboard with cylinder

LLAWR AIL / SECOND FLOOR

Atig / Attic Room

4.81 x 4.30 (15'9" x 14'1")

gydag uchder cyfyngedig, ffenestr 'Velux' / with limited
headroom, 'Velux' window

ALLANOL / EXTERNALLY

Gardd fach i'r tu blaen / Small foregarden to the front
lard gefn a concrid ar ddwy lefel / Concreted rear yard on two
levels

Drws ochr i'r garej o'r ardd a drws codi i'r ffordd gefn / Personal
door to the garage with up and over door
Parcio ar ochr y ffordd / Roadside parking

GWASANAETHAU / SERVICES

Holl wasanaethau prif gyflenwad / All mains services

GWYBODAETH DEUNYDD / MATERIAL INFORMATION

Daliad: Rhydd-ddaliad / Tenure: Freehold
Band Treth y Cyngor 'B' / 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.

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

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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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		
		16 C	85 B

