



# Tom Parry

13 Bowydd Road, Blaenau Ffestiniog, LL41 3DY

Offers in the region of £132,500



## 13 Bowydd Road, Blaenau Ffestiniog, LL41 3DY

Tom Parry & Co are delighted to offer for sale this semi-detached, 2 bedroom residence conveniently located within easy reach of the town's shops and amenities.

The property benefits from uPVC double glazed windows, gas fired central heating and a large garden area to the front and rear with two stone built store sheds.

No onward chain.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which includes 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.

**BF1446**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

**Entrance Hallway opening to the :-**

#### Sitting Room

4.22 x 2.93 (13'10" x 9'7")

with cast iron fireplace housing the coal effect mains gas fire, 1 radiator

#### Kitchen/Living Room

4.22 x 3.07 (13'10" x 10'0")

'L' shaped with hot and cold stainless steel sink unit and base cupboards, dual aspect, 1 radiator, partly tiled walls

#### Utility Room

1.75 x 1.75 (5'8" x 5'8")

with fitted wall cupboards and worktops, quarry tiled floor, 'Worcester' wall mounted gas fired central heating boiler, door out to rear

### FIRST FLOOR

#### Bedroom 1

4.41 x 2.25 (14'5" x 7'4")

with 1 radiator, exposed ceiling beams

#### Bedroom 2

3.66 x 2.10 (12'0" x 6'10")

with 1 radiator, fitted base cupboards, hanging wardrobe space

#### Bathroom

with panelled bath and shower attachment, wash hand basin and w.c, partly tiled walls, 1 radiator  
Sore cupboard on landing

### EXTERNALLY

A good sized garden laid to lawn to the front, side

and rear.

Two stone built store sheds.

Flagged rear yard with flower borders.

### SERVICES

All mains services

Gas fired central heating

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'





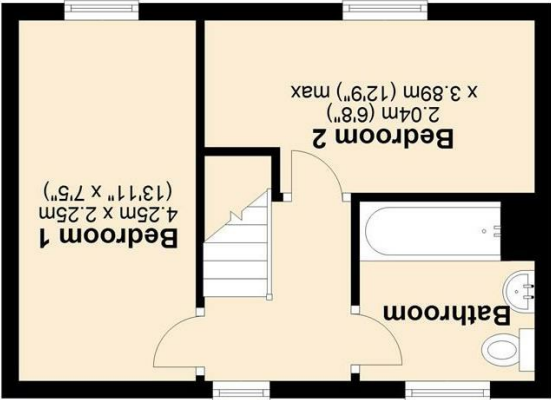
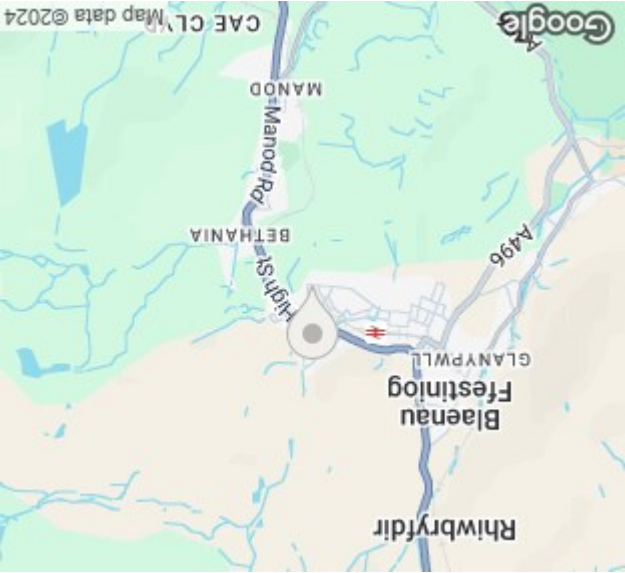




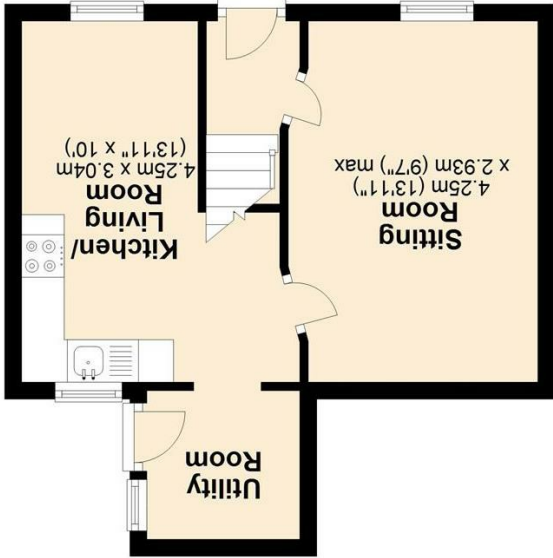


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED 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	58 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

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