



# Tom Parry

7 Dolydd Terrace, Tanygrisiau, LL41 3TN  
Offers in the region of £145,000



## 7 Dolydd Terrace, Tanygrisiau, LL41 3TN

Tom Parry & Co are delighted to offer for sale this single fronted, inner terrace residence situated in a quiet residential location on the fringe of the village of Tanygrisiau. The town centre is approximately one mile distance for local shopping facilities and amenities.

The property is immaculately presented and has the benefit of uPVC double glazing, propane gas central heating, ornate tiled surround fireplace and a useful attic room with large "Velux" window enjoying a pleasant open aspect to the front. It has been successfully run as a holiday let business by the present owner.

Please note sale to include furniture and fittings.

The locality has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns at Blaenau Ffestiniog as well as 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 offers a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes, with the West Wales coast less than 10 miles away.

**BF1447**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Entrance Hallway

with tiled flooring, 1 radiator

#### Living Room

5.61 x 3.14 (18'4" x 10'3")

with ornate tiled surround fireplace with timber over mantle, 1 radiator

#### Inner Lobby

with under stair store cupboard

#### Kitchen/Dining Room

4.00 x 3.37 (13'1" x 11'0" )

with hot and cold stainless steel sink, matching wall and base cupboards, cooker hood, partly tiled walls, wall mounted gas fired central heating boiler, downlights, 1 radiator, door out to rear

### FIRST FLOOR

#### Landing

with built in store cupboard

#### Bedroom 1

3.46 x 2.45 (11'4" x 8'0" )

with 1 radiator, downlights

#### Bedroom 2

2.78 x 2.01 (9'1" x 6'7" )

with 1 radiator, downlights

#### Bathroom

with panelled bath and shower unit, wash hand basin and w.c, fully tiled walls, store cupboard, 1 radiator, airing cupboard

### SECOND FLOOR

#### Attic Room

4.30 x 2.68 (14'1" x 8'9" )

with limited headroom, 'Velux' window, 1 radiator, eaves storage space

### EXTERNALLY

Flagged front garden/seating area.

Small concreted rear yard.

### SERVICES

All mains services

Propane gas fired central heating

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - Business Rates







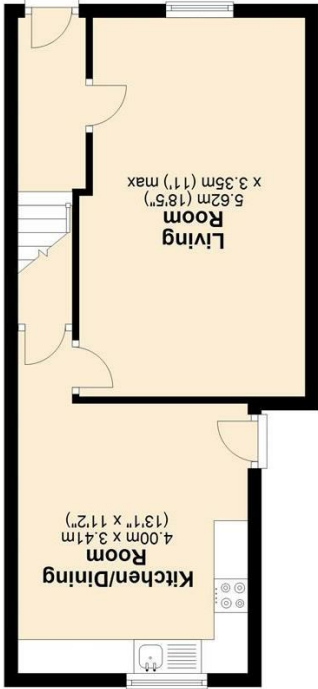




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

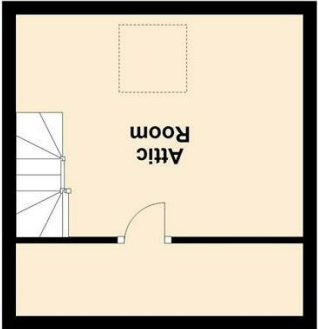
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Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	22 F	
1-20	G		

