



Tom Parry

6 Pengelli Terrace, Blaenau Ffestiniog, LL41 3BZ

Offers in the region of £115,000

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Tom Parry & Co are delighted to offer for sale this three storey, three bedroom, mid-terraced residence with an open aspect to the front, situated approximately half a mile from the town centre and its amenities.

The property benefits from modern kitchen and bathroom fittings, gas fired central heating, uPVC double glazing and fitted carpets.

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 and many scenic country walking routes.

BF1452

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Living Room

3.91 x 3.30 (12'9" x 10'9")

with a feature stone built fireplace, 1 radiator

Kitchen/Breakfast Room

3.76 x 2.23 (12'4" x 7'3")

with hot and cold stainless steel sink, matching wall and base units including oven and hob, wall mounted gas fired central heating boiler, partly tiled walls, plumbing for automatic washing machine, 1 radiator, glazed door out to rear

FIRST FLOOR

Bedroom 1

3.89 x 2.92 (12'9" x 9'6")

L shaped with 1 radiator

Bathroom

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

SECOND FLOOR

Bedroom 2

3.88 x 2.70 (12'8" x 8'10")

1 radiator, carpet flooring

Bedroom 3

2.73 x 2.03 (8'11" x 6'7")

1 radiator, 'Velux' window

EXTERNALLY

Gravelled and flagged front garden/seating area.

Concreted rear yard on two levels with steps up to rear service lane.

SERVICES

All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'







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		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

