



# Tom Parry

141 High Street, Blaenau Ffestiniog, LL41 3AX  
Offers in the region of £84,950

## 141 High Street, Blaenau Ffestiniog, LL41 3AX

Tom Parry & Co are delighted to offer for sale this compact, inner terrace cottage occupying a roadside position approximately half a mile from the town centre.

The property has the benefit of uPVC double glazed windows and entrance doors and gas fired central heating and has been fully modernised throughout. It is considered to be an ideal starter home.

The historic slate quarrying town of Blaenau Ffestiniog is approximately 1.5 miles distance and 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.

### BF1455

**The ACCOMMODATION briefly comprises:-**  
(all measurements approximate)

#### GROUND FLOOR

##### Entrance Hallway

with uPVC double glazed entrance door, radiator, stairs to first floor

##### Open Plan Living Room/Kitchen

4.88m x 2.77m (16'0" x 9'1")

with timber surround fireplace fitted with coal effect electric fire, radiator.

Fitted wall and base units including stainless steel sink unit, worktop, partly tiled walls, plumbing for washing machine, uPVC double glazed door to rear

#### FIRST FLOOR

##### Front Bedroom "L" shaped

3.53m x 2.97m (11'6" x 9'8")

with radiator, airing cupboard housing the "Worcester" gas fired central heating boiler

##### Bathroom

with white suite comprising panelled bath with shower fitment over, pedestal wash basin and w.c., partly tiled walls, radiator, access to loft space

#### EXTERNALLY

Small enclosed gravelled garden to the front.  
Small rear yard with brick built store shed, right of way up steps to grassed garden area for use of washing line only

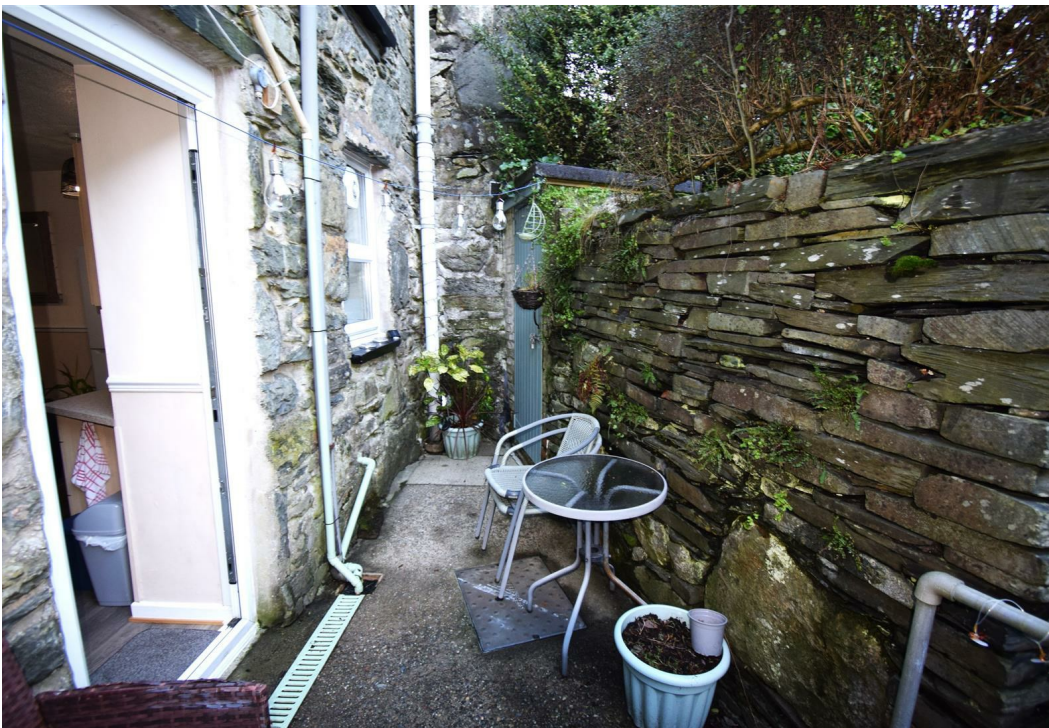
#### SERVICES

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             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 69 C    |           |
|       |               |         | 91 B      |

