



Tom Parry

5 Cambrian Terrace, Blaenau Ffestiniog, LL41 3RT
Offers in the region of £169,500

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Tom Parry & Co are delighted to offer for sale this substantial 3 bedroom property, set over four floors, situated on the outskirts of the village Tanygrisiau.

The property comprises of a large living room and a washroom on the ground floor, two bedrooms and a bathroom to the first floor, a further bedroom and en-suite shower room to the second floor and a spacious kitchen/diner on the lower ground floor with access to a lean to conservatory together with a handy through utility space.

5 Cabriam Terrace benefits from gas fired central heating, lawned garden to the rear with fine open views towards the hills and mountains.

An additional garden area is currently undergoing purchase to be included in the sale.

Please note the 'Flo Gas' tank will not be included in the sale.

Internal viewing is highly recommended.

Sold with no onward chain.

BF1465

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway opening to the:-

Living Room

6.43 x 3.76 (21'1" x 12'4")

with coal effect mains gas fire with lined flu, dual aspect, 2 radiators

Washroom

with wash hand basin and WC, wall mounted gas fired central heating boiler, partly tiled walls, storage cupboard

LOWER GROUND FLOOR

Kitchen/Diner

6.45 x 5.41 (21'1" x 17'8")

with hot and cold stainless steel sink, matching wall and base cupboards, cooker hood, integrated fridge/freezer, partly tiled walls, 1 radiator, mains gas fire, dual aspect, through utility area with access to the front

Lean to Conservatory

5.41 x 2.82 (17'8" x 9'3")

with fitted shelving, 1 radiator, door out to rear

FIRST FLOOR

Bedroom 1

3.53 x 2.24 (11'6" x 7'4")

with fitted wardrobes, 1 radiator

Bedroom 2

3.78 x 3.10 (12'4" x 10'2")

with built in cupboards, 1 radiator

Bathroom

with corner bath with shower attachment, wash hand basin, bidet, WC, partly tiled walls, heated towel rail

SECOND FLOOR

Bedroom 3

3.99 x 3.89 (13'1" x 12'9")

with built in wardrobes, overhead cupboards, 1 radiator

En-Suite Shower Room

with wash hand basin and WC

EXTERNALLY

Lawned garden to the rear with decking and BBQ area.

SERVICES

Mains water, electricity and drainage

Central heating

Please note the 'Flo Gas' tank will not be included in the sale

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

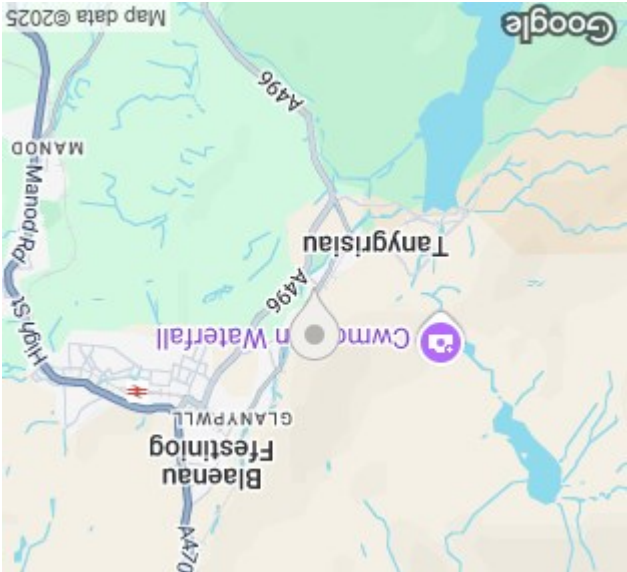






Floor plan Awaited

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		67 D
39-54	E		
21-38	F	23 F	
1-20	G		