



Tom Parry

3 Belle Vue , Blaenau Ffestiniog, LL41 3TG
Offers in the region of £140,000

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Tom Parry & Co are delighted to offer for sale this 2 bedroom, single fronted, mid terrace residence, with the benefit of an additional attic room, situated in a popular residential street in the village of Tanygrisiau. The property is arranged across three floors and briefly comprises of a spacious living/dining room and kitchen to the ground floor, a well presented bathroom and two bedrooms to the first floor and an attic bedroom to the third floor.

The property has a pleasant open aspect to the front and the Ffestiniog narrow gauge heritage railway line is located to the rear. The garden and seating area offers the perfect spot to sit and look at the stunning mountain views in the distance.

3 Belle Vue also has the benefit of a single lockable garage which is located approximately 50 metres from the property, with parking space in front for two vehicles. The garage can be used for storage purposes.

The historic slate quarry town of Blaenau Ffestiniog has several tourist attractions, including the Ffestiniog Narrow Gauge Railway and the Llechwedd Slate Caverns. The town also boasts several mountain biking trails, including extreme mountain bike tracks and other adventure attractions such as the "Zipwire", "Bounce Below" and "Zip World Caverns". The surrounding area also has many scenic country walking routes. The town of Blaenau Ffestiniog is approximately one mile distance for local shopping facilities and amenities.

BF1463

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

with wooden flooring, stairs to first floor

Living/Dining Room

6.15 x 3.62 (20'2" x 11'10")

with an inglenook fireplace housing a wood burning stove, wooden flooring, night storage heater, dual aspect, under stairs storage

Kitchen

1.93 x 2.52 (6'3" x 8'3")

with hot and cold stainless steel sink, wall and base cupboards, electric oven and hob with hood over, plumbing for automatic washing machine, partly tiled walls, panel heater, wooden flooring, door out to rear

FIRST FLOOR

Landing

with panel heater

Bedroom 1 (front)

2.53 x 2.56 (8'3" x 8'4")

with panel heater, carpet flooring, fine open views to the front of the mountains

Bedroom 2 (rear)

2.71 x 2.86 (8'10" x 9'4")

with panel heater, carpet flooring

Bathroom

with shower cubicle, wash hand basin, low level WC, partly tiled walls, heated towel rail, airing cupboard housing the hot water tank, laminate flooring

SECOND FLOOR

Attic Room

1.68 x 4.42 (5'6" x 14'6")

with eaves storage, carpet flooring, 'Velux' window, limited headroom

EXTERNALLY

Gravelled front garden with seating area.

Small rear yard.

Rear garden area.

Roadside parking plus additional parking available in a nearby parking bay.

Single lockable garage, located approx 50 metres from the property with parking space in front for two vehicles.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - 'A'



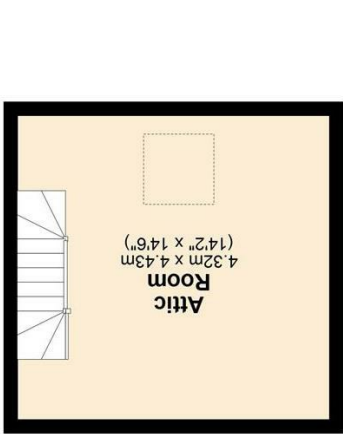




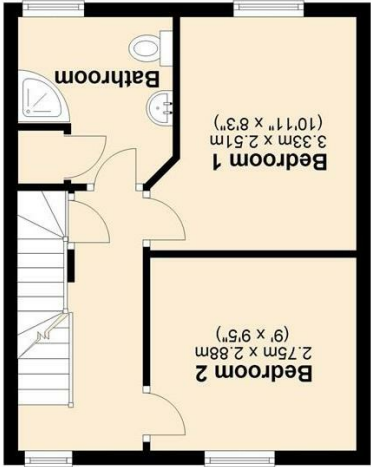
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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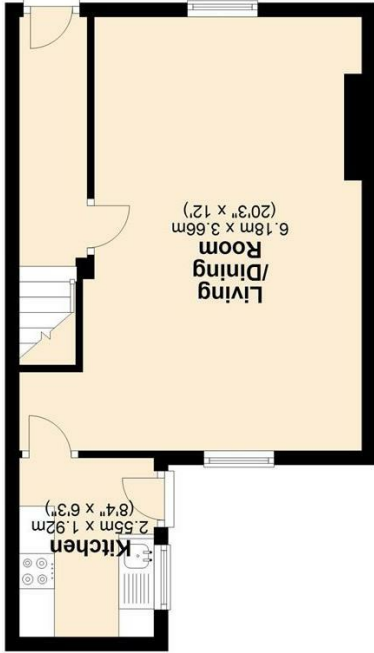
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		62 D	87 B



Second Floor



First Floor



Ground Floor

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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