



Tom Parry

1 Tynllwyn , Tanygrisiau, LL41 3RU
Offers in the region of £89,500

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Tom Parry & Co are delighted to offer for sale this 2 bedroom, end of terrace residence with a pleasant open aspect and has been fully modernised throughout.

The property briefly comprises of a open plan living room/kitchen to the ground floor with a lean to utility room and two bedrooms and a bathroom to the first floor. It has the benefit of solid fuel central heating, modern kitchen and bathroom fittings and a good sized rear garden with fine open views toward the mountains.

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 "Zipwires", "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.

Viewing is highly recommended.

BF1478

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Open Plan Living Room/Kitchen

5.37 x 4.41 (17'7" x 14'5")

with solid fuel stove supplying domestic hot water and central heating system, matching wall and base cupboards including electric oven and hob with canopy over, stainless steel sink unit, exposed ceiling beams, tiled flooring, 1 radiator

Lean to Utility Room

with access to former coal store

FIRST FLOOR

Bedroom 1

3.23 x 2.74 (10'7" x 8'11")

with carpet flooring, 1 radiator

Bedroom 2

2.78 x 2.09 (9'1" x 6'10")

with carpet flooring, 1 radiator

Bathroom

with panelled bath and shower unit, wash hand basin and WC, airing cupboard housing the hot water tank, 1 radiator

EXTERNALLY

A good sized garden area to the rear with store shed
Flagged seating area and flower borders

SERVICES

Mains water, electricity and drainage
Solid fuel 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	40 E	
21-38	F		
1-20	G		

