



# Tom Parry

138 Manod Road, Blaenau Ffestiniog, LL41 4AH  
Offers in the region of £129,000



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Tom Parry & Co are delighted to offer for sale this deceptively spacious, 3 bedroom residence, arranged across three floors, occupying a roadside position approximately one mile distance from the town's shops and amenities and enjoying views to the rear of the Moelwyn mountains.

The property has the benefit of a useful cellar room with scope for a variety of uses plus a large detached garage at the end of the garden with light and power connected.

The property is in need of some modernisation but has tremendous scope in this respect.

Internal viewing is highly recommended.

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.

<b>BF1443</b>	<b>Bedroom 3 (front right)</b> 2.77 x 3.36 (9'1" x 11'0" )
<b>ACCOMMODATION</b>	
<b>GROUND FLOOR</b>	
<b>Hallway</b> with radiator	<b>WC</b> with low level WC
<b>Living Room</b> 2.74 x 3.70 (8'11" x 12'1") with radiator and fireplace set on tiled hearth with a tiled surround	<b>Bathroom</b> with panelled bath, pedestal wash hand basin and shower cubicle
<b>Dining Room</b> 3.73 x 3.68 (12'2" x 12'0") with 2 alcove display cabinets and cupboards, a gas fire set in a tiled fireplace and radiator	<b>EXTERNALLY</b> Garden laid to lawn at the rear with slate path. Large detached garage with light and power connected.
<b>Kitchen</b> 3.50 x 2.12 (11'5" x 6'11") with fitted base units, single drainer sink unit, radiator, space for electric cooker and door to rear	<b>SERVICES</b> All mains services connected
	<b>MATERIAL INFORMATION</b> Tenure: Freehold Council Tax Band 'A'
<b>CELLAR/BASEMENT</b>	
<b>Room 1</b> 3.56 x 3.37 (11'8" x 11'0" ) with sink unit	
<b>Room 2</b> 3.65 x 2.04 (11'11" x 6'8" ) with wall mounted glow worm boiler and door to rear	
<b>FIRST FLOOR</b>	
<b>Landing</b>	
<b>Bedroom 1 (front left)</b> 2.01 x 2.39 (6'7" x 7'10" )	
<b>Bedroom 2 (rear left)</b> 3.14 x 3.14 (10'3" x 10'3" ) with airing cupboard housing hot water cylinder with immersion fitted	



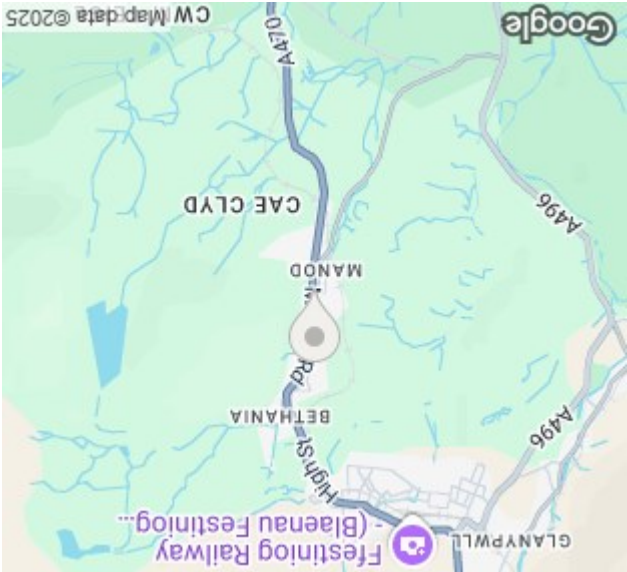






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

EPC Awaited



Floor plan Awaited