



Tom Parry

151 Manod Road, Blaenau Ffestiniog, LL41 4AH
Offers in the region of £149,950

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Tom Parry & Co are delighted to offer for sale this well presented and fully modernised terraced residence, in immaculate condition throughout.

The property has the benefit of uPVC double glazing, gas fired central heating and a spacious attic room to the top floor. There is an off road car parking space to the rear together with delightful decking/seating area, and is well worthy of internal inspection.

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.

BF1483

ACCOMMODATION

(all measurement approximate)

GROUND FLOOR

Entrance Hallway

with radiator, opening to the:

Lounge/Living Room

6.47m x 3.91m (21'2" x 12'9")

with an impressive inglenook fireplace, wooden flooring, dual aspect; cupboard housing the gas fired central heating boiler; radiator; under stairs store area.

Kitchen

3.43m x 2.27m (11'3" x 7'5")

with hot and cold sink unit, matching wall and base cupboards and incorporating electric oven and hob and cooker hood, slate flooring, door out to rear

FIRST FLOOR

Bedroom 1

2.72m x 2.09m (8'11" x 6'10")

with radiator, carpet flooring

Bedroom 2

3.70m x 2.64m (12'1" x 8'7")

with radiator and cast iron fireplace, carpet flooring

Bathroom

with panelled bath and shower attachment, vanity unit and wc; radiator; vinyl flooring

SECOND FLOOR

Attic Bedroom

4.90m x 4.07m (16'0" x 13'4")

with exposed stone walls; radiator and 2 Velux windows.

EXTERNALLY

Garden area to the rear with decking area leading to a lawned garden and gravelled pathway. Off-road car parking space.

SERVICES

Mains water, electricity, gas and drainage.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - A

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN
Tel: 01766 771 000







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.

