



# Tom Parry

Moelwyn View Lord Street, Blaenau Ffestiniog, LL41 3BB

Offers in the region of £154,995



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Tom Parry & Co are delighted to offer for sale this traditional stone and slate, 3 bedroom, semi-detached residence situated within easy walking distance of the town's shops and amenities.

The property is currently undergoing renovation works and will be sold with a newly fitted kitchen and downstairs bathroom. Description of works available upon request.

Possible holiday let subject to planning application.

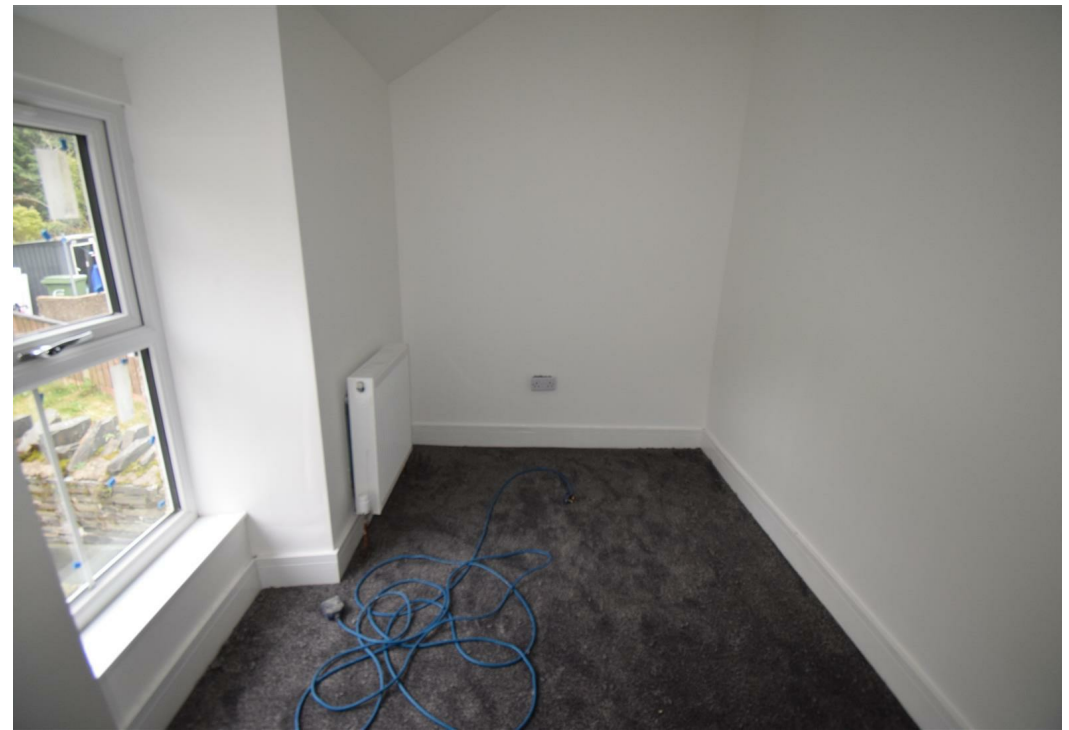
Possible contractor accommodation for the local tunnel works.

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.

<b>BF1487</b>	<b>Bedroom 2</b> 2.34m x 1.69m max (7'8" x 5'6" max) with radiator, stripped floorboards, uPVC double glazed window with views to the front
<b>ACCOMMODATION</b> (all measurements approximate)	<b>Bedroom 3</b> 2.74 x 1.90 (8'11" x 6'2")
<b>GROUND FLOOR</b>	<b>EXTERNALLY</b> Enclosed front garden Small concreted rear yard, steps up to enclosed garden to the rear, gate out to side service lane
<b>Entrance Hallway</b> with radiator, exposed stone wall, stairs to first floor	<b>SERVICES</b> All mains services Gas fired central heating
<b>Living Room</b> 4.85m x 3.67m (15'10" x 12'0") with exposed stone fireplace with flue installed, radiator, uPVC double glazed window to the front with views towards the Moewlyn mountains	<b>MATERIAL INFORMATION</b> Tenure: Freehold Council Tax Band 'A'
<b>Inner Lobby</b> with open understairs store area	
<b>Kitchen</b> 2.93m x 2.13m (9'7" x 6'11") with fitted wall and base units, single drainer sink unit, worktops, tiled surround, radiator, door out to side	
<b>Bathroom</b> 2.10m x 1.69m (6'10" x 5'6" ) with EC< plumbing for washing machine, wall mounted gas fired central heating boiler, radiator, quarry tiled floor	
<b>FIRST FLOOR</b>	
<b>Landing</b> with stripped floorboards, ceiling access hatch to roof space	
<b>Bedroom 1</b> 3.03m x 2.70m (9'11" x 8'10") with feature cast iron fireplace and timber surround, radiator, stripped floorboards, upvc double glazed window with views to the front	











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		
21-38	F		
1-20	G		
		57   D	
			89   B

