



# Tom Parry

117 Manod Road, Blaenau Ffestiniog, LL41 4AH

Offers in the region of £129,500



## 117 Manod Road, Blaenau Ffestiniog, LL41 4AH

Tom Parry & Co are delighted to offer for sale this delightful mid-terrace residence, offering a perfect blend of modern comfort and traditional character. This two-bedroom residence has been fully and tastefully modernised, making it an ideal home for those seeking a contemporary lifestyle in a picturesque setting.

The property features a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The modern kitchen is equipped with all the necessary amenities, complemented by a convenient utility room that adds to the practicality of the home.

The house benefits from gas-fired central heating, ensuring a cosy atmosphere during the cooler months, while the uPVC double glazed windows and doors enhance energy efficiency and provide a peaceful retreat from the outside world.

Outside, the rear garden offers a lovely outdoor space, perfect for enjoying the fresh.

Internal viewing is highly recommended.

**BF1484**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Entrance Hallway

#### Living Room

3.93 x 3.45 (12'10" x 11'3")

with open fireplace housing an electric fire, 2 display plinths, 1 radiator, downlights

#### Kitchen

4.20 x 1.70 (13'9" x 5'6" )

with hot and cold sink unit, matching wall and base units, integrated fridge, integrated dishwasher, oven and hob, partly tiled walls, 1 radiator, under stairs store cupboard

#### Utility Room

2.18 x 2.29 (7'1" x 7'6" )

with wall and base cupboards, plumbing for automatic washing machine, door out to rear

### FIRST FLOOR

#### Landing

with airing cupboard housing the gas fired central heating

#### Bedroom 1

3.47 x 2.29 (11'4" x 7'6" )

with 1 radiator

#### Bedroom 2

2.49 x 1.86 (8'2" x 6'1")

with 1 radiator, 'Velux' window

#### Bathroom

with panelled bath and shower attachment, wash hand basin, WC, 1 radiator, fully tiled walls, tiled flooring

### EXTERNALLY

Gravelled foregarden area

Small rear yard with steps up to a garden area

### SERVICES

All mains services

Gas fired central heating

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'







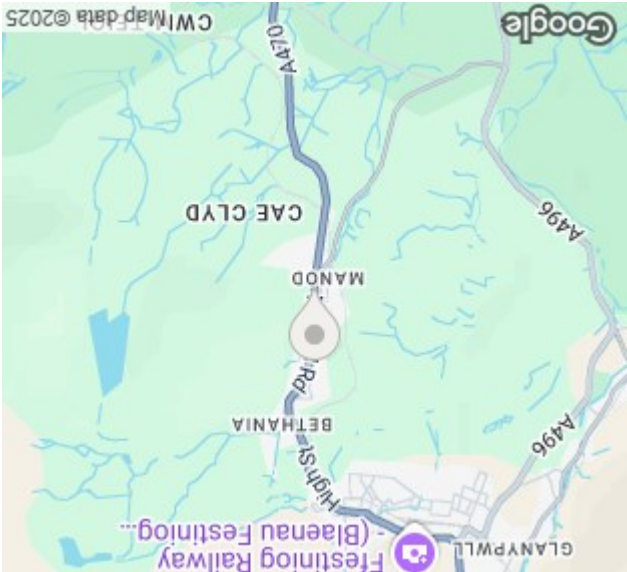
# Tom Parry

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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