



Tom Parry

Llys Dorvil The Square, Blaenau Ffestiniog, LL41 3UN

Offers in the region of £150,000

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Tom Parry & co are delighted to offer for sale this semi detached, comprised over four floor, presenting a remarkable opportunity for those seeking a spacious family home or a project to make their own.

The house features two generous reception rooms, with five well-proportioned bedrooms, there is plenty of space for a growing family or for those who desire extra room for guests or a home office. The property includes a fully renovated, modern kitchen, and while the property is in need of some renovation it provides tremendous scope in this respect.

Additionally, the property is equipped with a bathroom and a separate independent WC, ensuring convenience for all residents and visitors. The potential for renovation allows you to infuse your personal style into this spacious home, making it truly your own.

Situated in the picturesque town of Blaenau Ffestiniog, this property is surrounded by stunning natural beauty. With its rich history and character, this end-terrace house is not just a place to live, but a canvas for your vision. Whether you are looking to invest in a family home or a renovation project, this property is brimming with potential and awaits your creative touch.

Please note the property will be sold with all integral kitchen appliances - including the range cooker

BF1473

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Hallway

with radiator and under stair store, newly installed tiled flooring

Living Room

3.78 x 3.93 (12'4" x 12'10")

with radiator and open fire set on tiled hearth with tiled surround and timber mantle

Dining Room

3.45 x 4.36 (11'3" x 14'3")

with radiator, dual aspect, fireplace housing a wood burning stove

Kitchen

3.80 x 2.88 (12'5" x 9'5")

with range of fitted wall and base units and worktop over, single drainer sink unit, Rangemaster with extractor over, integrated dishwasher, integrated fridge and door out to rear

FIRST FLOOR

Landing

Bedroom 1 (front right)

2.10 x 2.14 (6'10" x 7'0")

with radiator

Bedroom 2 (middle)

3.69 x 3.61 (12'1" x 11'10")

with radiator

Bedroom 3 (front left)

3.25 x 4.71 (10'7" x 15'5")

with radiator

WC

with low level WC, wash hand basin and space and plumbing for washing machine

Bathroom

with 3-piece suite comprising bath with shower over, low level WC, pedestal wash hand basin and radiator

SECOND FLOOR

Landing

with radiator and store cupboard

Bedroom 4 (rear)

2.28 x 3.22 (7'5" x 10'6")

with radiator

Bedroom 5 (front)

2.54 x 3.23 (8'3" x 10'7")

with radiator

EXTERNALLY

There is a small concrete terrace to the front with a concrete path to the side leading to a small rear concrete terrace and steps down to a rear slate shale driveway/garden.

Steps at rear lead to:

Basement/Cellar

The basement/cellar comprises three rooms one with a boiler, the middle room has an old fashioned fireplace/oven. The floors comprise slate flagstone and block paviers.

SERVICES

All mains services connected.

MATERIAL INFORMATION

Tenure: Freehold

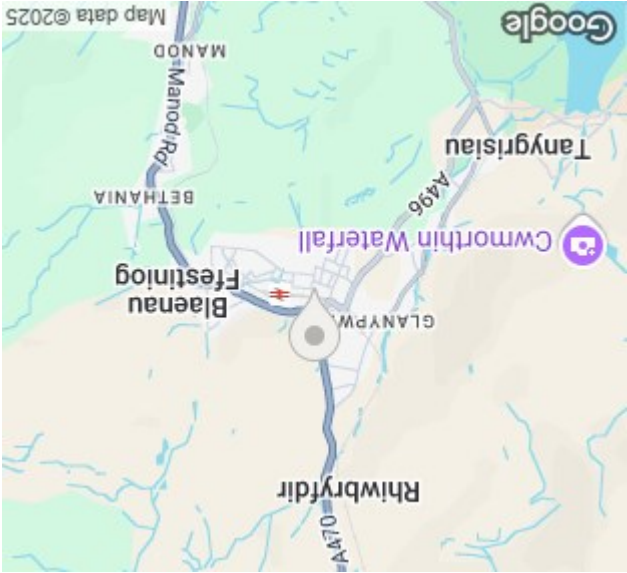
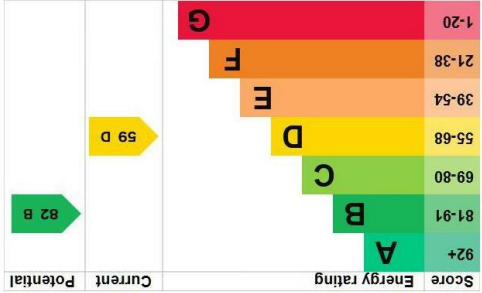
Council Tax Band 'C'







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.



Floor plan Awaited