



# 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

<b>BF1473</b>	<b>WC</b> with low level WC, wash hand basin and space and plumbing for washing machine
<b>ACCOMMODATION</b> (all measurements approximate)	<b>Bathroom</b> with 3-piece suite comprising bath with shower over, low level WC, pedestal wash hand basin and radiator
<b>GROUND FLOOR</b>	<b>SECOND FLOOR</b>
<b>Hallway</b> with radiator and under stair store, newly installed tiled flooring	<b>Landing</b> with radiator and store cupboard
<b>Living Room</b> 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	<b>Bedroom 4 (rear)</b> 2.28 x 3.22 (7'5" x 10'6") with radiator
<b>Dining Room</b> 3.45 x 4.36 (11'3" x 14'3") with radiator, dual aspect, fireplace housing a wood burning stove	<b>Bedroom 5 (front)</b> 2.54 x 3.23 (8'3" x 10'7" ) with radiator

<b>Kitchen</b> 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	<b>EXTERNALLY</b> 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:
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<b>FIRST FLOOR</b>	<b>Basement/Cellar</b> 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.
<b>Landing</b>	<b>SERVICES</b> All mains services connected.
<b>Bedroom 1 (front right)</b> 2.10 x 2.14 (6'10" x 7'0") with radiator	<b>MATERIAL INFORMATION</b> Tenure: Freehold Council Tax Band 'C'
<b>Bedroom 2 (middle)</b> 3.69 x 3.61 (12'1" x 11'10") with radiator	
<b>Bedroom 3 (front left)</b> 3.25 x 4.71 (10'7" x 15'5" ) with radiator	



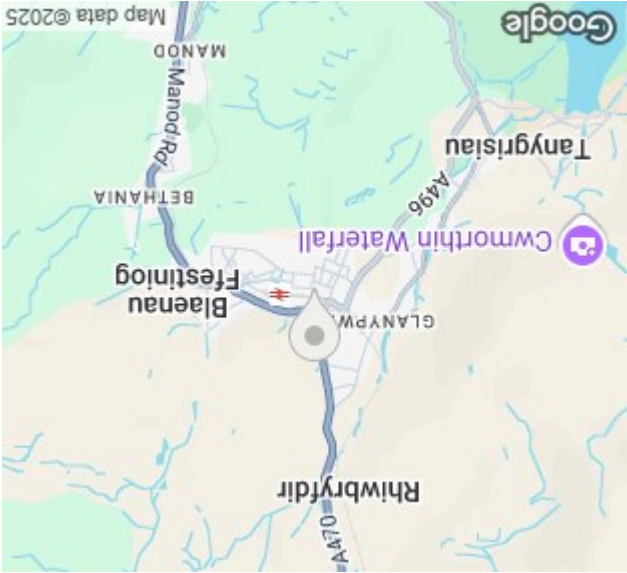
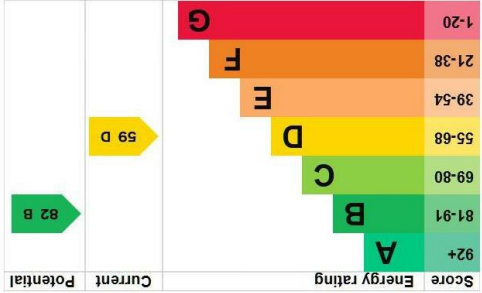








NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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



Floor plan Awaited