



Tom Parry

16 Fron Fawr, Blaenau Ffestiniog, LL41 3YE

Offers in the region of £115,000

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Tom Parry & Co are delighted to offer for sale this delightful three-bedroom terraced house on Fron Fawr which offers a perfect blend of modern living and convenience. The property has been thoughtfully modernised to provide a comfortable and inviting home.

Upon entering, you will find a spacious reception room that is ideal for both relaxation and entertaining. The well-appointed kitchen diner leads to 2 outdoor store sheds/ utility rooms, providing ample storage and functionality for everyday living. The property boasts three generously sized bedrooms, making it an excellent choice for families or those seeking extra space.

The bathroom is well-equipped, ensuring that all your needs are met. The house benefits from uPVC double glazed windows and gas fired central heating.

Situated in close proximity to the town centre, residents will enjoy easy access to local amenities, shops, and services. This property is particularly appealing for first-time buyers, as it comes with no onward chain, allowing for a smooth and straightforward purchase process.

BF1486

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with radiator, under stairs store area, independant WC,

Living Room

3.71 x 2.87 (12'2" x 9'4")

with fitted shelving, 1 radiator

Kitchen/Dining Room

6.93 x 3.08 (22'8" x 10'1")

with hot and cold stainless steel sink, matching wall and base units, worktops, cooker hood, partly tiled walls, plumbing for automatic washing machine, 3 radiators, door out to rear

FIRST FLOOR

Bedroom 1

2.68 x 2.57 (8'9" x 8'5")

with TV point, 1 radiator

Bedroom 2

4.30 x 2.81 (14'1" x 9'2")

with airing cupboard housing the gas fired central heating boiler, 1 radiator, built in cupboards

Bedroom 3

3.46 x 2.95 (11'4" x 9'8")

with 1 radiator, built in cupboards

Bathroom

with panelled bath and shower attachment, wash hand basin, WC, heated towel rail, partly tiled walls

EXTERNALLY

Flagged front foregarden

Rear garden area with 2 store sheds/utility rooms

Access to rear service lane

SERVICES

All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'







Floor plan Awaited

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		
		71 C	
		88 B	

