



Tom Parry

Tegfan Wynne Road, Blaenau Ffestiniog, LL41 3UF

Offers in the region of £175,000

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Tom Parry & Co are delighted to offer for sale this stone-built end of terrace residence. This spacious home features two large double bedrooms and a smaller single bedroom, including a versatile attic room that can serve as an additional bedroom or a study.

Upon entering, you are welcomed into a generous lounge and dining area, perfect for both relaxation and entertaining. The modern fitted kitchen is designed for convenience, while the contemporary family bathroom ensures comfort for all. The property benefits from gas-fired central heating.

One of the standout features of this residence is the fine open views to the front, offering a picturesque backdrop of the surrounding mountains. The front garden, complete with side access and a central footpath, adds to the appeal of the property, providing a lovely outdoor space to enjoy.

Additionally, the rear yard offers practical outdoor space, complemented by an attached outbuilding that can be utilised for storage or as a workshop. This home is not only a comfortable living space but also a gateway to the stunning natural beauty that Blaenau Ffestiniog has to offer.

Internal viewing is highly recommended.

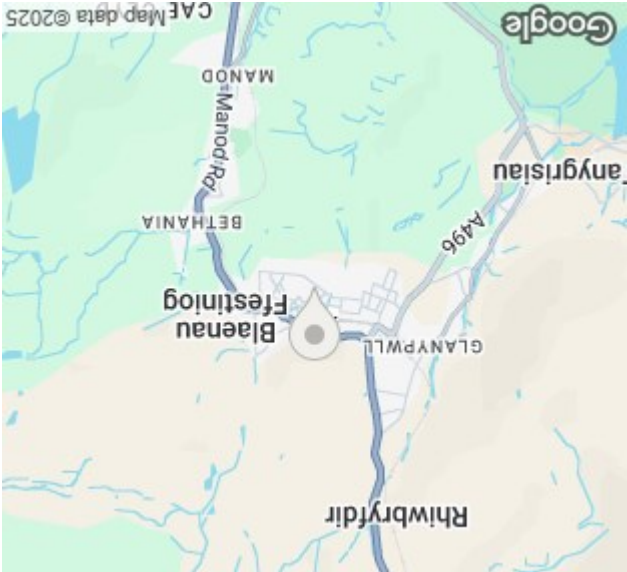
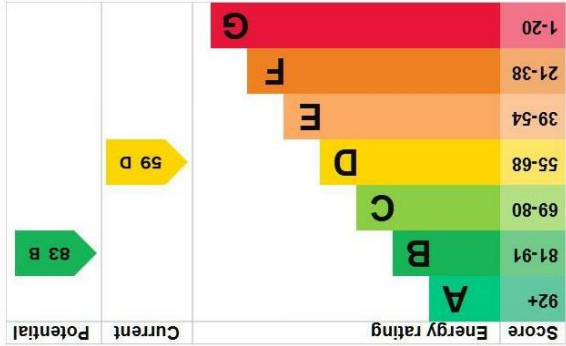
BF1502	SECOND FLOOR
ACCOMMODATION (all measurements approximate)	Attic Room 4.96 x 5.83 (16'3" x 19'1") with carpet flooring, 2 'Velux' windows, 1 radiator
GROUND FLOOR	EXTERNALLY Generous garden area to the front with a central footpath and steps. Small rear yard with an attached outbuilding Roadside parking
Entrance Porch	SERVICES Mains water, gas, electricity and drainage Gas fired central heating
Entrance Hallway with mosaic tiled flooring, stairs to first floor	MATERIAL INFORMATION Tenure: Freehold Council Tax Band 'B'
Lounge/Dining Room 3.67 x 7.58 (12'0" x 24'10") with bay window, polished wooden floor, cast iron log burner, 2 radiators, shelving	
Kitchen 2.24 x 3.34 (7'4" x 10'11") with hot and cold stainless steel sink, matching wall and base units, partly tiled walls, shelving, stone effect work surface, tiled flooring, door out to rear	
FIRST FLOOR	
Landing with stairs to second floor	
Bedroom 1 3.41 x 4.19 (11'2" x 13'8") with 1 radiator, wooden flooring, bay window	
Bedroom 2 3.41 x 3.39 (11'2" x 11'1") with 1 radiator, wooden flooring	
Bedroom 3 1.96 x 2.40 (6'5" x 7'10") with 1 radiator, wooden flooring	
Bathroom 2.24 x 3.34 (7'4" x 10'11") with panelled bath and shower attachment, glass panel, wash hand basin, WC, partly tiled walls, 1 radiator, shelving, storage cupboards	







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.