



Tom Parry

6 Old Tanymanod Terrace, Blaenau Ffestiniog, LL41 4BU

Offers in the region of £145,000

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Tom Parry & Co are delighted to offer for sale this charming inner terrace cottage, extensively improved by the current owners, offering a delightful blend of comfort and character. With two well-proportioned bedrooms and two bathrooms, currently operating as a successful holiday let, this home is perfect for families or an excellent investment opportunity. The property boasts a thoughtfully designed layout spread across three floors, ensuring ample space and privacy.

As you enter, you are welcomed by a large, light reception room featuring an exposed stone fireplace with electric, wood-effect stove, creating a cosy atmosphere for those chilly evenings. The newly fitted modern kitchen diner is a highlight, providing a stylish and functional space for culinary enthusiasts.

The cottage includes a family bathroom and a recently fitted en-suite shower room, adding convenience to daily living. One of the standout features of this property is the stunning views to the rear, which overlook the majestic Moelwyn Mountain Range. The rear garden offers a pleasant seating area, perfect for enjoying the lovely scenery and fresh air.

With full gas-fired central heating with Hive controller, this home ensures comfort throughout the seasons.

Please note all furniture and contents are also available to purchase by separate negotiation.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns. The town also boasts several mountain biking trails and other adventure attractions such as Zipworld, Bounce Below. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes.

BF1504

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with half pine panelled walls, timber flooring, newly-fitted entrance door with two double glazed units to the upper portion

Living Room

6.38m x 4.06m average (20'11" x 13'3" average)

with feature stone fireplace and breasting fitted with electric, wood-effect stove set on a raised slate hearth, radiator, exposed ceiling beams, timber flooring, dual aspect, door and staircase leading to the Lower Ground Floor, staircase leading to the First Floor, mountain views to the rear

LOWER GROUND FLOOR

Lobby

with tiled floor

Kitchen/Dining Area

4.48m x 3.25m (14'8" x 10'7")

with range of recently refitted matching wall and base cupboards, built in hob and oven with extractor over, drainer sink unit, wooden work surfaces and tiled surrounds, wall mounted gas fired central heating boiler (newly fitted), radiator, understairs store cupboard, tiled flooring, rear entrance door

Bathroom

with painted pine panelled bath with "Mira" shower over, pedestal wash hand basin and low level w.c., tiled walls, tiled floor, radiator, walk-in cupboard with plumbing for washing machine, fitted shelving

FIRST FLOOR

Landing

with extending ladder access to boarded roof space

Front Bedroom 1

4.05m x 3.35m average (13'3" x 10'11" average)

with two windows, fitted wardrobe, painted floorboards, 1 radiator

En-Suite Shower Room (recently fitted)

with shower cubicle, wash hand basin , WC, heated towel rail, heated mirror

Rear Bedroom 2

2.88m x 2.47m (9'5" x 8'1")

with painted floorboards, 1 radiator, superb views of the Moelwyn Mountain Range

EXTERNALLY

Small enclosed front garden

Charming rear garden with patio providing a pleasant seating area taking advantage of the fine open views towards the mountains

Outside store

On street parking

SERVICES

All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - N/A (currently classed as business so not subject to council tax - if used as residential - Band 'B')

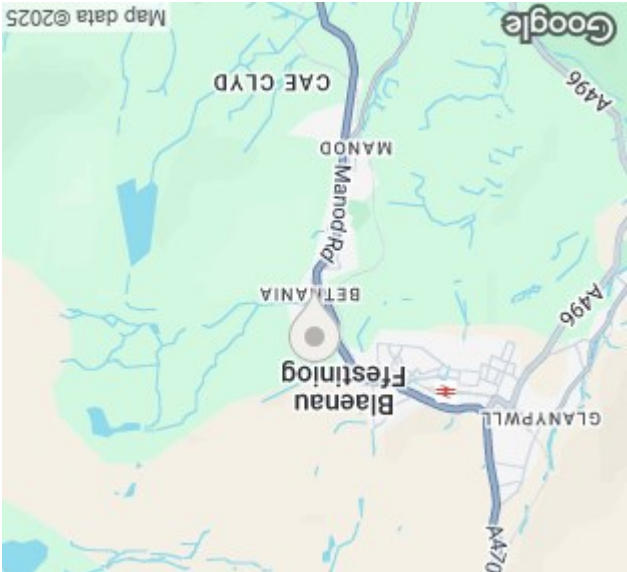






Floor plan Awaited

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		
		67 D	
			86 B