



Tom Parry

Cadfan Manod Road, Blaenau Ffestiniog, LL41 4AE

Offers in the region of £129,000

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Tom Parry & Co are delighted to offer for sale this delightful two-bedroom terraced house offering a perfect blend of comfort and convenience. Situated approximately half a mile from the town centre, the property boasts a prime roadside position, making it easily accessible.

Upon entering, you will find two inviting reception rooms, providing ample space for relaxation and entertaining. The separate through dining room enhances the flow of the home, making it ideal for family gatherings or dinner parties. The modern fitted kitchen is both stylish and functional, equipped to meet all your culinary needs.

The property features two well-proportioned bedrooms, perfect for a small family or as a guest room. The bathroom is conveniently located, ensuring ease of access for all residents. With gas-fired central heating and uPVC double glazing, you can enjoy a warm and energy-efficient home throughout the year.

Outside, the spacious rear garden area is a true highlight, offering a space to relax and enjoy the outdoors.

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 with extreme mountain bike tracks and other adventure attractions such as the Zipworld, Bounce Below and Zip World Caverns. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes.

BF1509	flower borders
ACCOMMODATION	Store shed
(all measurements approximate)	Utility room with plumbing for automatic washing machine
GROUND FLOOR	Access to rear service lane
Entrance Hallway	SERVICES
with radiator	All mains services
Front Sitting Room	Gas fired central heating
3.85 x 3.25 plus bay window (12'7" x 10'7" plus bay window)	MATERIAL INFORMATION
with brick fireplace, 1 radiator	Tenure: Freehold
	Council Tax Band 'A'

Through Dining Room	Cyngor Gwynedd Council Offices, Penrallt,
4.95 x 3.70 (16'2" x 12'1")	Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.
with brick fireplace, 1 radiator	Snowdonia National Park, National Park Offices,
	Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

Kitchen
2.74 x 2.19 (8'11" x 7'2")
with hot and cold stainless steel sink, wall and base cupboards, gas wall heater, wall mounted gas fired central heating boiler, door out to rear

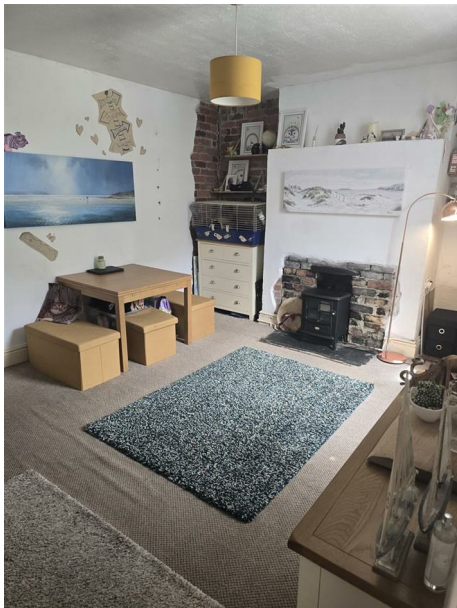
FIRST FLOOR

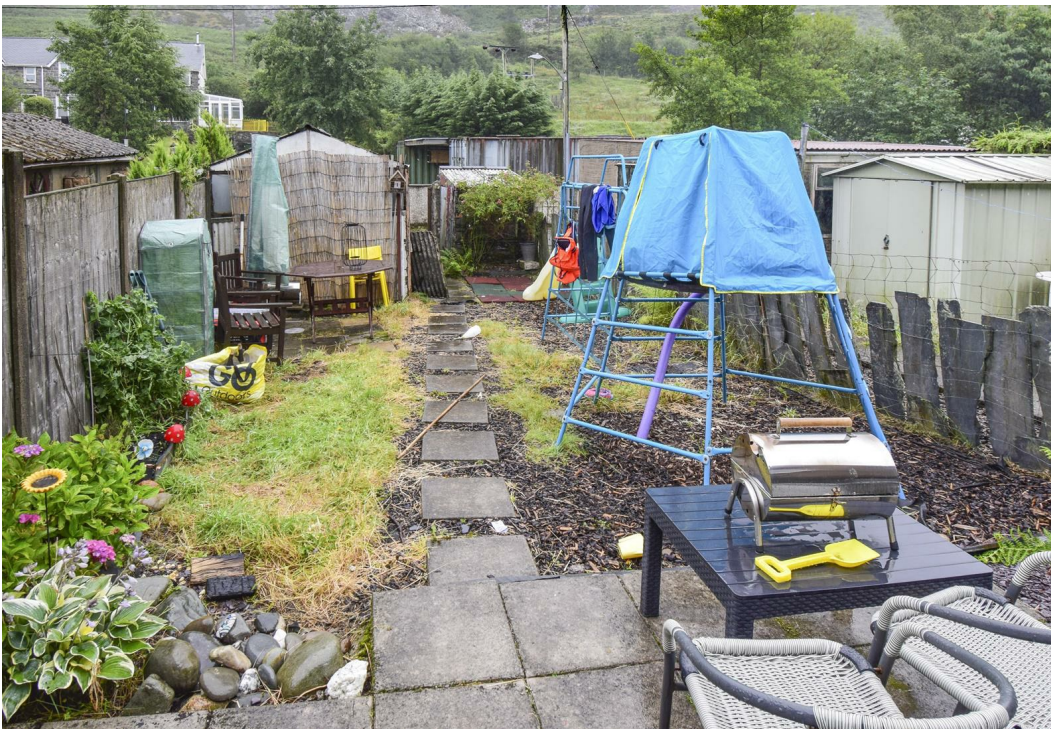
Bedroom 1
3.75m x 3.08m plus bay window (12'3" x 10'1" plus bay window)
with radiator

Bedroom 2
3.23m x 3.06m (10'7" x 10'0")
with airing cupboard housing the hot water cylinder fitted with immersion heater, 1 radiator

Bathroom
with panelled bath and shower attachment, wash hand basin, WC, 1 radiator

EXTERNALLY
Small gravelled foregarden
Garden area to the rear with flagged patio area and







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	55 D	80 C
39-54	E		
21-38	F		
1-20	G		

