



Tom Parry

Bodorwel Park Square, Blaenau Ffestiniog, LL41 3AD

Offers in the region of £150,000

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Tom Parry & Co are delighted to offer for sale this well-presented, semi-detached house offering a delightful blend of modern living and convenience. With two spacious bedrooms and two bathrooms, this residence is perfect for small families or those seeking a comfortable retreat.



Upon entering, you will be greeted by a contemporary design that has been fully modernised to meet today's standards. The inviting reception room provides a warm atmosphere, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the stylish kitchen, which boasts modern fittings that make cooking a pleasure.

The property features a log burning stove plus gas-fired central heating, ensuring a cosy environment throughout the year. The converted attic room is complete with an en-suite shower room, providing extra privacy and comfort for guests or family members.

Outside you will discover a lovely relaxing space, where a hot tub awaits you in the rear garden, perfect for unwinding after a long day. Additionally, a convenient utility room enhances the practicality of this home, making laundry and storage a breeze.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which includes 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.

BF1508	EXTERNALLY
ACCOMMODATION (all measurements are approximate)	Rear yard with a hot tub in situ; access to rear service lane
GROUND FLOOR	Utility/ Store Room with plumbing for automatic washing machine
Entrance lobby opening to the:-	SERVICES Mains Water, Electricity, Gas and Drainage
Kitchen/Living Room 6.93 x 4.59 (22'8" x 15'0") with hot and cold stainless steel sink with fitted wall and base units including fridge/freezer; dishwasher; electric hob; eye level cooker and microwave; partly tiled walls; log burning stove on a stone plinth; exposed stone wall; 3 radiators; under stairs store cupboard; cupboard housing the gas fired central heating boiler; door out to rear	MATERIAL INFORMATION Tenure: Freehold Council Tax Band 'A'

FIRST FLOOR	
Landing with radiator	
Bedroom 1 4.09 x 3.73 (13'5" x 12'2") L shaped room with bay window and radiator Cloak area with radiator	
Bathroom with panelled bath; shower cubicle; wash hand basin and w.c; heated towel rail, heated towel rail, shave point	
SECOND FLOOR	
Bedroom 2 3.49 x 3.01 (11'5" x 9'10") with 'Velux' window; radiator; fitted shelving in recess	
En Suite Shower Room with shower cubicle; wash hand basin and w.c; partly tiled walls, heated mirror, shave point	





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.

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