



Tom Parry

6 Bowydd Road, Blaenau Ffestiniog, LL41 3DY

Offers in the region of £160,000

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Tom Parry & Co are delighted to offer for sale this well-presented three-bedroom house offering a delightful blend of comfort and practicality. The property boasts two spacious reception rooms, along with a bright conservatory that invites the beauty of the outdoors in.

The residence is equipped with gas-fired central heating, ensuring a warm and inviting atmosphere throughout the year. The accommodation includes three well-sized bedrooms, providing ample space for family living or guest arrangements. The bathroom is conveniently located to serve the needs of the household.

Outside, the property features good-sized gardens adorned with apple trees, creating a picturesque setting for outdoor enjoyment. A greenhouse adds to the appeal, offering the opportunity for gardening enthusiasts to cultivate their own plants and vegetables. Additionally, the property benefits from a detached garage and a WC, providing extra convenience and storage options.

For those with vehicles, a concreted off-road parking space ensures easy access and security.

Carpets and curtains included in the sale.

BF1520	Bathroom with shower cubicle, wash hand basin, WC, partly tiled walls, 1 radiator, airing cupboard with radiator
ACCOMMODATION (all measurements approximate)	EXTERNALLY Good sized garden to the front with patio area, mature trees, shrubbery and a greenhouse. To the rear there is a detached garage and WC. Concreted car parking space.
GROUND FLOOR	SERVICES All mains services Gas fired central heating
Rear Hallway with gas fired central heating boiler and under stairs store cupboard	MATERIAL INFORMATION Tenure: Freehold Council Tax Band - B
Kitchen/Breakfast Room 4.32 x 2.56 (14'2" x 8'4") with hot and cold stainless steel sink, matching wall and base units, radiator, plumbing for automatic washing machine	
Lounge/Diner 5.71 x 2.92 (18'8" x 9'6") with timber fireplace housing the mains gas fire, 1 radiator	

Sitting Room
4.14 x 2.92 (13'6" x 9'6")
with timber fireplace housing the mains gas fire, 1 radiator

Conservatory
3.47 x 1.75 (11'4" x 5'8")
door out to rear garden

FIRST FLOOR

Bedroom 1
3.66 x 3.51 (12'0" x 11'6")
with 1 radiator

Bedroom 2
3.53 x 3.51 (11'6" x 11'6")
with 1 radiator

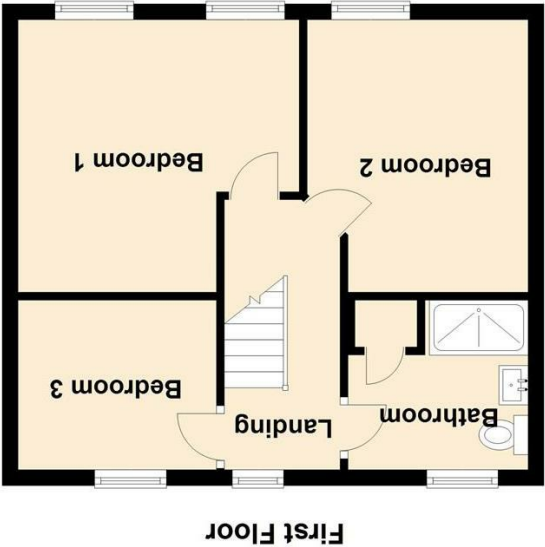
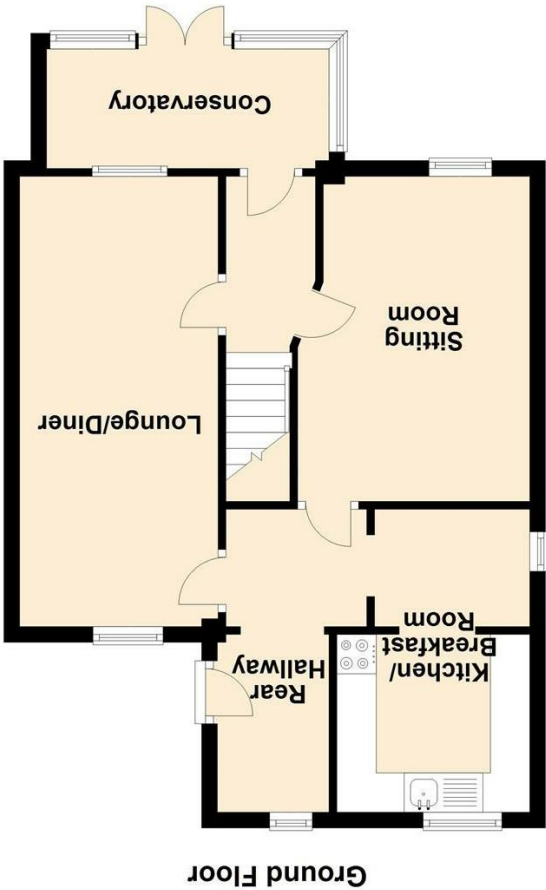
Bedroom 3
2.53 x 2.13 (8'3" x 6'11")
with 1 radiator







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	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

