



Tom Parry

7 Glynllifon Street, Blaenau Ffestiniog, LL41 3AF

Offers in the region of £80,000

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Tom Parry & Co are delighted to offer for sale this two-bedroom terraced house presenting an excellent opportunity for first-time buyers.

The property benefits from a sizeable living area to the ground floor with a kitchenette to the rear, 2 bedrooms and a bathroom to the first floor and gas-fired central heating, with a new boiler installed just six months ago.

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.

BF1525

Tenure: Freehold
Council Tax Band - A

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with 1 radiator, stairs to first floor

Living Room

5.40 x 3.36 (17'8" x 11'0")

With 2 radiators, dual aspect, gas meter point

Kitchenette

2.16 x 2.02 (7'1" x 6'7")

with hot and cold stainless steel sink, 1 radiator, plumbing for automatic washing machine, tiled flooring, door out to rear

FIRST FLOOR

Bedroom 1

4.22 x 2.89 (13'10" x 9'5")

with 1 radiator, carpet flooring

Bedroom 2

2.51 x 1.72 (8'2" x 5'7")

with 1 radiator

Bathroom

with saloon doors, panelled bath, wash hand basin, WC, cupboard housing the gas fired central heating boiler, 1 radiator,

EXTERNALLY

Good sized garden area to the rear.

Access to rear service lane.

Former store shed.

SERVICES

Mains water, electricity, gas and drainage

Gas fired central heating

MATERIAL INFORMATION







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.

EPC Awaited

