

Tom Parry



Erw Fair Uchaf, Rhiwbryfdir, Blaenau Ffestiniog, LL41 3LA

£69,500

- Inner terrace cottage
- Occupying a roadside position on the fringe of the town
 - Accommodation arranged on 3 floors
 - uPVC double glazing and gas fired central heating
 - Shaker style kitchen units
 - 2 Bedrooms



Ref: BF1058

Accommodation:- comprises:-
(measurements are approximate)

Ground Floor

Entrance Lobby

half "t&g" panelled walls, opening into the:-

Living Room

4.11m x 4.03m (13'5" x 13'2")

with stone effect fireplace fitted with "Living Flame" gas fire, fitted shelving in recess, radiator, stairs to lower ground floor, stairs to first floor

Kitchen/Diner

3.35m x 3.04m (10'11" x 9'11")

with range of cream coloured "Shaker" style wall and base units including single drainer sink unit, built-in electric oven and gas hob, radiator, painted "t&g" panelling

Lower Ground Floor

Inner Hallway

Utility Room

2.66m x 1.90m (8'8" x 6'2")

with wall mounted "Worcester" Combi gas fired central heating boiler (not in working order), plumbing for washing machine, uPVC double glazed door to rear

First Floor

Landing

Front Bedroom 1

4.11m x 2.43m (13'5" x 7'11")

with folding door leading to eaves Store Room with "Velux" roof window, radiator

Front Bedroom 2

2.89m x 2.89m (9'5" x 9'5")

with radiator

Bathroom

with white suite comprising panelled bath and "Triton" shower unit over, pedestal wash basin and low level w.c., partly tiled wall, radiator

Outside

Small enclosed slate and gravelled courtyard with pergola.

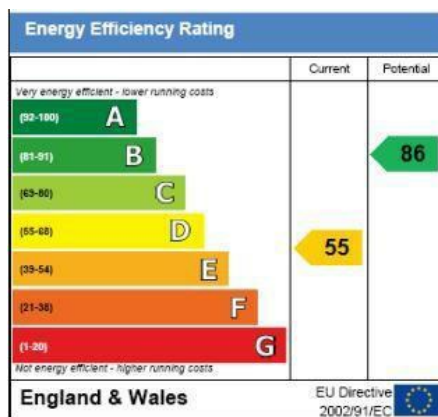
Side alleyway

Services

All mains services

Note –

The property is affected by a "flying freehold".



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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