

Tom Parry

83 High Street, Blaenau Ffestiniog, LL41 3AW

Offers in the region of £142,000

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Tom Parry & Co are delighted to offer for sale this charming mid-terrace house offering a delightful blend of modern and traditional character. Arranged across three floors with 4 bedrooms, this residence is perfect for families or those seeking extra space. The heart of the home features an impressive stone fireplace, which houses a multi-fuel stove.

The accommodation has been thoughtfully modernised, ensuring that it meets the needs of contemporary living while retaining its unique charm. The layout includes a spacious reception room that flows seamlessly into the rest of the home, providing an ideal setting for both relaxation and entertaining.

The property benefits from a rear yard and garage and is just a short distance from the town centre, where you will find a variety of amenities, including shops, cafes, and local services.

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 benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

BF1515

ACCOMMODATION
(all measurements approximate)

GROUND FLOOR

Living Room
6.37 x 4.30 (20'10" x 14'1")
with an impressive stone fireplace housing the multi fuel stove, 2 radiators, under stairs store cupboard

Kitchen/Diner
3.74 x 2.75 (12'3" x 9'0")
with hot and cold stainless steel sink, matching wall and base units including oven and hob, partly tiled walls, 1 radiator, door out to rear

FIRST FLOOR

Bedroom 1
3.95 x 2.42 (12'11" x 7'11")
with 1 radiator

Bedroom 2
2.42 x 1.70 (7'11" x 5'6")
with 1 radiator

Bedroom 3
3.76 x 2.75 (12'4" x 9'0")
with 1 radiator, airing cupboard, gas fired central heating boiler

Bathroom
with panelled bath and shower attachment, vanity unit, WC, partly tiled walls, downlights, 1 radiator

SECOND FLOOR

Attic Room
4.23 x 4.00 (13'10" x 13'1")
with pine ceiling, 'Velux' window, 1 radiator

EXTERNALLY
Rear yard with steps up to a single garage

SERVICES
All mains services
Gas fired central heating

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band 'A'







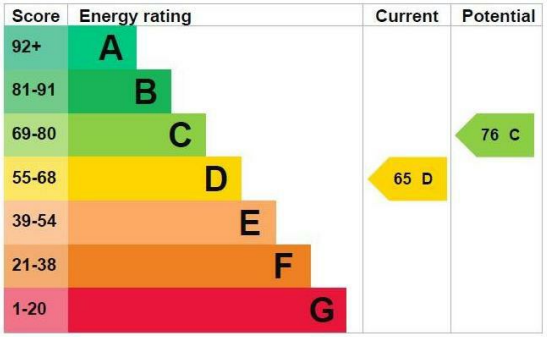












NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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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