



Tom Parry

21 Station Road, Blaenau Ffestiniog, LL41 4NN

Auction Guide £85,000

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Nestled in the heart of Ffestiniog, on the charming Station Road, this delightful house offers a perfect blend of modern living and traditional character. The property has been fully modernised, ensuring that it meets the needs of contemporary life while retaining its unique charm.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the efficient gas-fired central heating that provides comfort throughout the seasons. The UPVC windows not only contribute to the property's energy efficiency but also allow natural light to flood the interior, creating a bright and airy space.

The accommodation is thoughtfully designed, providing ample room for both relaxation and entertaining. The rear garden and sitting area offer a tranquil retreat, perfect for enjoying the fresh air or hosting gatherings with family and friends.

This property is ideally situated in a central location, making it convenient for local amenities and transport links. Whether you are looking for a family home or a peaceful retreat, this house on Station Road is a wonderful opportunity not to be missed.

OUR REF: BF1579

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

ACCOMODATION

all measurements are approximate

GORUND FLOOR

LIVING ROOM

6.90 x 4.13 (22'7" x 13'6")

Spacious and inviting living room full of character, featuring exposed ceiling beams and attractive stonework details. The room offers a warm and comfortable atmosphere with soft carpeting, a feature fireplace, and ample space for seating and entertaining. neutral décor creates a cosy yet modern feel throughout.

KITCHEN

Compact kitchen area fitted with modern units, contrasting worktops, and stylish tiled splashbacks. The space benefits from natural light, practical storage, and direct access to the outside, making it ideal for everyday household use. Contemporary flooring and neutral décor complete this functional and well-presented space.

FIRST FLOOR

BEDROOM 1

Comfortable double bedroom offering fitted wardrobes for excellent built-in storage, together with space for additional bedroom furniture. The room benefits from natural light and provides a cosy and practical living space ideal for everyday use.

BEDROOM 2

Second bedroom offering a versatile space, with natural light creating a bright and comfortable atmosphere. Practical in layout and well-suited to a variety of uses.

BATHROOM







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.

