



Tom Parry

56 Penygwndwn Estate, Blaenau Ffestiniog, LL41 4AB

£139,500

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Nestled within the charming Penygwndwn Estate in Blaenau Ffestiniog, this delightful mid-terrace house offers a perfect blend of modern living and classic comfort. Spanning an impressive 947 square feet, the property has been fully refurbished, ensuring a fresh and inviting atmosphere throughout.

Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed layout provides ample space for family gatherings or quiet evenings at home. The house boasts three generously sized bedrooms, making it an excellent choice for families or those seeking extra room for guests or a home office.

The bathroom is thoughtfully designed, catering to the needs of modern living. Additionally, the property benefits from off-road parking, a valuable feature in this area, providing convenience and peace of mind.

Built in 1960, this home combines the charm of its era with contemporary updates, making it a unique find in the market. The location in Blaenau Ffestiniog offers a picturesque setting, surrounded by stunning natural beauty, perfect for outdoor enthusiasts and those who appreciate a tranquil lifestyle.

This property presents an excellent opportunity for anyone looking to settle in a welcoming community while enjoying the comforts of a fully refurbished home. Do not miss the chance to make this lovely house your new home.

OUR REF: BF1585

GROUND FLOOR

Entrance Hallway

Living/Dining Room

5.66 x 3.63 (18'6" x 11'10")

with dual aspect windows, open fire place and laminate flooring

Kitchen/Breakfast room

3.69 x 2.80 (12'1" x 9'2")

with a mixture of wall and base units, cooker hood, 1 1/2 stainless steel sink bowl, door to rear

Bedroom/Study

3.00 x 2.77 (9'10" x 9'1")

with carpet flooring

FIRST FLOOR

Landing

with cupboard housing gas fired central heating boiler

Bedroom 1

4.65 x 2.92 (15'3" x 9'6")

Bedroom 2

2.67 x 2.61 (8'9" x 8'6")

Bedroom 3

3.87 x 3.00 (12'8" x 9'10")

OUTSIDE

Enclosed gravelled front garden suitable for off road parking

Rear garden - grassed lawn surrounded by trees for privacy

SERVICES

ALL MAINS TESTED







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		
39-54	E		
21-38	F		
1-20	G		
		61 D	81 B

