



Tom Parry

11 Cromwell Street, Blaenau Ffestiniog, LL41 3HG

Offers in the region of £95,000

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Tom Parry & Co are delighted to offer for sale this delightful three-bedroom terraced property. With a well-proportioned reception room, this home is ideal for both relaxation and entertaining.

The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines. The house benefits from uPVC double glazing, which not only enhances energy efficiency but also contributes to a peaceful living environment. Additionally, the gas-fired central heating system ensures that the home remains warm and inviting throughout the colder months.

One of the standout features of this property is its convenient location, situated within easy walking distance of the town's shops. This accessibility makes it an excellent choice for those who appreciate the convenience of local amenities right at their doorstep.

Outside, the property boasts a useful stone store shed and workshop with a paved flagged patio area.

Property sold with no onward chain.

Viewing highly recommended.

OUR REF: BF1534

GROUND FLOOR

Entrance Hall

with uPVC double glazed entrance door, radiator, dado rail, stairs to first floor

Living Room/Dining Area

6.93m x 3.71m (22'8" x 12'2")

with bay window, timber surround fireplace, marble inset and hearth fitted with coal effect gas fire, radiator

Inner Lobby

with understairs store area

Kitchen

3m x 2.26m (9'10" x 7'4")

with range of wall and base units including single drainer stainless steel sink unit, work surfaces, tiled surrounds, plumbing and space for washing machine, cooker point, radiator, tiled floor, uPVC double glazed door to rear

FIRST FLOOR

Landing

with dado rail, ceiling access hatch to boarded roof space with light connected

Bedroom 1

3.50m x 2.51m (11'5" x 8'2")

with radiator, telephone point (subject to BT regulations)

Bedroom 2

2.66m x 1.98m (8'8" x 6'5")

with radiator

Bedroom 3

2.97m x 2.210m (9'8" x 7'3")

with radiator

Bathroom

with white suite comprising panelled bath and shower over, shower screen, slate tiled splashback, pedestal wash hand basin, w.c., fully tiled walls, radiator, laminated floor, airing cupboard housing the gas fired central heating boiler

EXTERNALLY

Concreted rear yard with paved flagged patio area
Stone and slate store shed/workshop with power and light connected, space for tumble dryer, door to rear service lane

SERVICES

Mains water, electricity, gas and drainage.
Gas fired central heating

MATERIAL INFORMATION

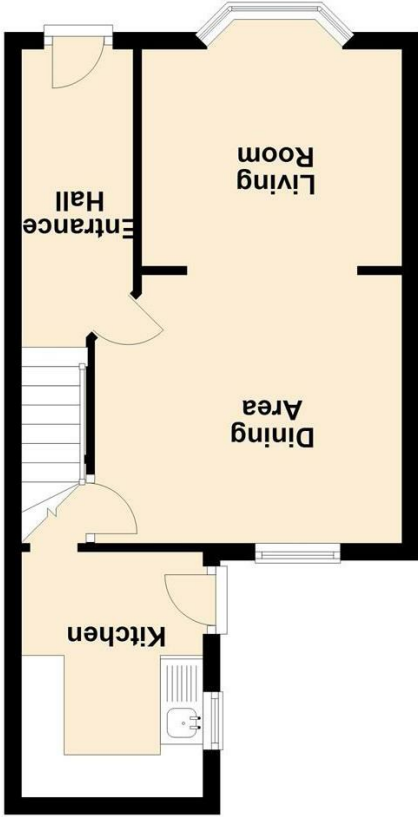
Tenure: Freehold
Council Tax Band - A



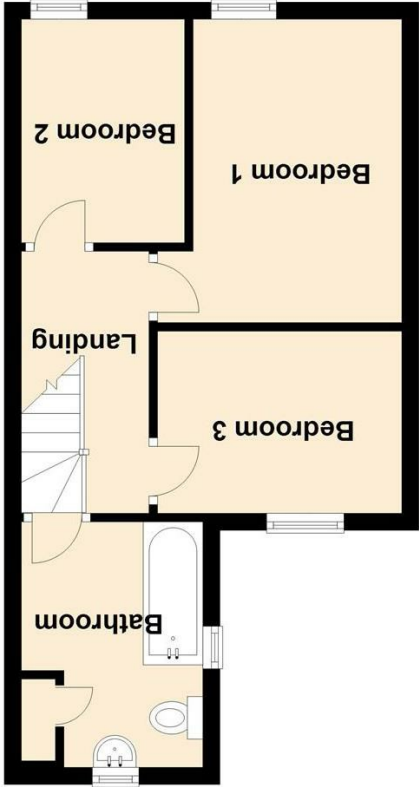




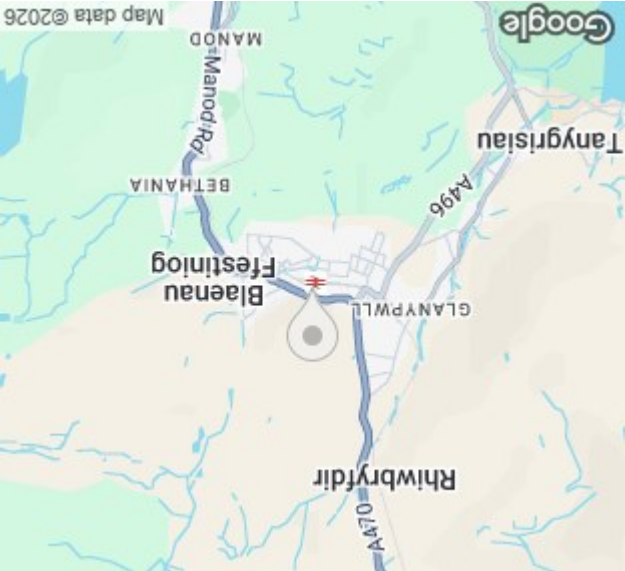
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		