

Tom Parry

3 Ynys Terrace, Blaenau Ffestiniog, LL41 3DA

Offers invited £100,000

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Two-Bedroom Property with Generous Garden and Exciting Potential
An excellent opportunity to acquire a two-bedroom property with plenty of scope for renovation and improvement.
Situated in a quiet position with no through road directly to the front, the property offers buyers the chance to create a home tailored to their own tastes and requirements.
Renovation works are ongoing, and the property will be reassessed upon completion. Buyers interested in purchasing before the works are finished may have the opportunity to do so at an earlier stage. The property currently has no fitted kitchen or bathroom, providing a blank canvas for a renovation project.
A particular feature is the good-sized rear garden, accessed on foot, offering excellent outdoor space with scope for relaxing, entertaining and landscaping.
Public car parking is conveniently available in the council car park opposite, with parking permits also available.
Whether you are looking for a renovation project, investment opportunity or property to make your own, this home offers plenty of potential.
Early viewing is recommended to appreciate the possibilities this property has to offer.





BF 1605

Living room
4.42 x 4.39 (14'6" x 14'4")

Kitchen
3.05 x 2.32 (10'0" x 7'7")

1 Bedroom
4.42 x 2.44 (14'6" x 8'0")

2 Bedroom
3.10 x 2.33 (10'2" x 7'7")

Bathroom
1.82 x 2.83 (5'11" x 9'3")

Outside
Public Car park to front of property, parking permit can be obtained from Gwynedd Council.

Footpath to good size rear garden.

Renovation works are underway, with the property being offered for sale in its current condition.

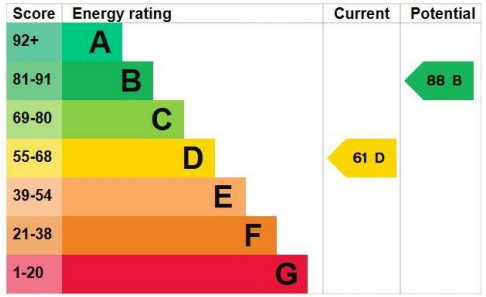
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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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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