



Tom Parry

138 Manod Road, Blaenau Ffestiniog, LL41 4AH

Offers in the region of £100,000

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Tom Parry & Co are delighted to offer for sale this deceptively spacious, 3 bedroom residence, arranged across three floors, occupying a roadside position approximately one mile distance from the town's shops and amenities and enjoying views to the rear of the Moelwyn mountains.

The property has the benefit of a useful cellar room with scope for a variety of uses plus a large detached garage at the end of the garden with light and power connected.

The property is in need of some modernisation but has tremendous scope in this respect.

Internal viewing is highly recommended.

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

BF1443

ACCOMMODATION

GROUND FLOOR

Hallway
with radiator

Living Room
2.74 x 3.70 (8'11" x 12'1")
with radiator and fireplace set on tiled hearth with a tiled surround

Dining Room
3.73 x 3.68 (12'2" x 12'0")
with 2 alcove display cabinets and cupboards, a gas fire set in a tiled fireplace and radiator

Kitchen
3.50 x 2.12 (11'5" x 6'11")
with fitted base units, single drainer sink unit, radiator, space for electric cooker and door to rear

CELLAR/BASEMENT

Room 1
3.56 x 3.37 (11'8" x 11'0")
with sink unit

Room 2
3.65 x 2.04 (11'11" x 6'8")
with wall mounted glow worm boiler and door to rear

FIRST FLOOR

Landing

Bedroom 1 (front left)
2.01 x 2.39 (6'7" x 7'10")

Bedroom 2 (rear left)
3.14 x 3.14 (10'3" x 10'3")
with airing cupboard housing hot water cylinder with immersion fitted

Bedroom 3 (front right)
2.77 x 3.36 (9'1" x 11'0")

WC
with low level WC

Bathroom
with panelled bath, pedestal wash hand basin and shower cubicle

EXTERNALLY
Garden laid to lawn at the rear with slate path.
Large detached garage with light and power connected.

SERVICES
All mains services connected

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band 'A'





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01766 830126
tomparry.co.uk

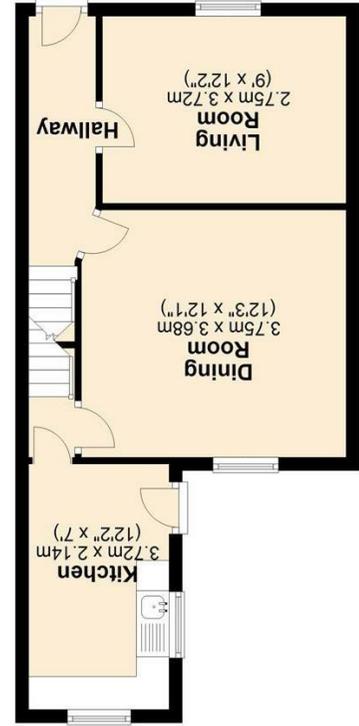


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

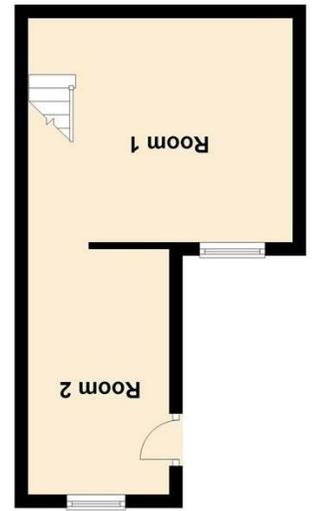
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



First Floor



Ground Floor



Basement