



Tom Parry

Kevnic Park Square, Blaenau Ffestiniog, LL41 3AD

Offers in the region of £84,500

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Tom Parry & Co are delighted to offer for sale this wonderful end terrace residence presenting an excellent opportunity for first-time buyers. This single fronted residence boasts two well-proportioned bedrooms, complemented by an attic room that offers versatile usage.

The property benefits from double glazed windows and doors and gas fired central heating. The small rear yard offers a quaint outdoor space.

Conveniently located, this home is within easy walking distance of the town's amenities, making daily errands and leisure activities effortlessly accessible. With no onward chain, this property is ready for you to move in and make it your own.

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.

BF1522

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with double glazed entrance door, electricity meter

Living Room

6.32 x 3.88 (20'8" x 12'8")

with electric fire, gas meter cupboard, 2 radiator, open tread staircase to first floor

Kitchen

2.89 x 2.36 (9'5" x 7'8")

with hot and cold stainless steel sink, range of wall and base units, fully tiled walls, 1 radiator, wall mounted gas fired central heating boiler, double glazed door out to rear

FIRST FLOOR

Landing

with open tread staircase to attic

Bedroom 1

3.96 x 3.42 (12'11" x 11'2")

'L' shaped with 1 radiator

Bedroom 2

2.74 x 2.38 (8'11" x 7'9")

with 1 radiator

Bathroom

with white suite comprising panelled bath, shower cubicle, pedestal wash hand basin, WC, airing cupboard, partly tiled walls, 1 radiator

SECOND FLOOR

Landing

with built-in store cupboard

Attic Room

3.04 x 2.38 (9'11" x 7'9")

with limited headroom. 'Velux' window

EXTERNALLY

Small concreted rear yard with access to rear service lane

Lean to store shed

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - B

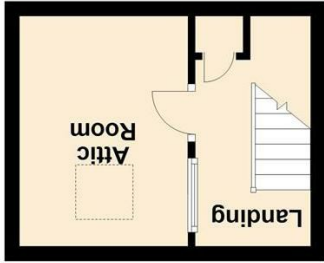
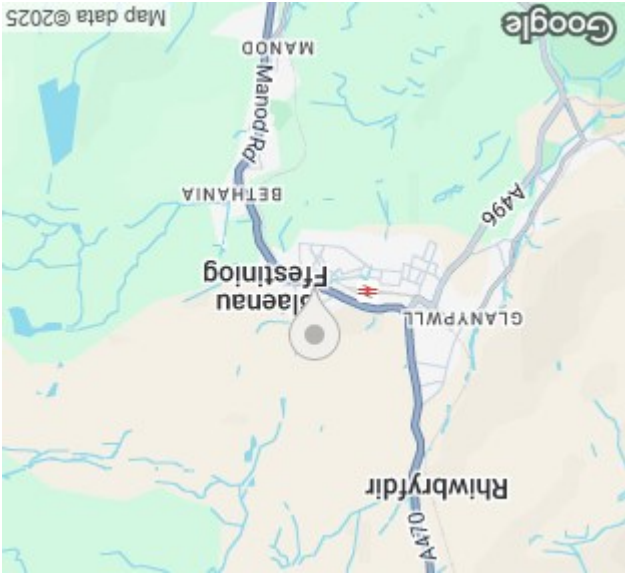






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

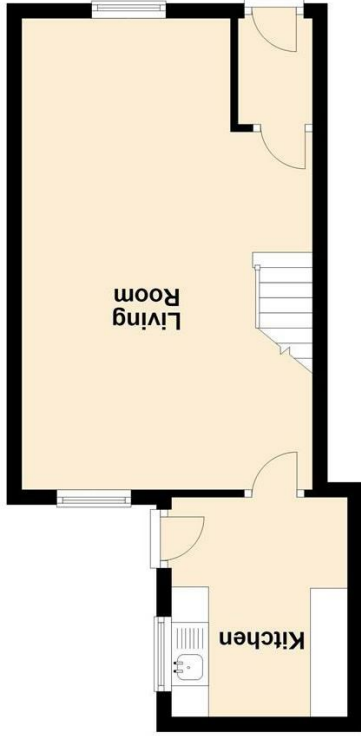
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Second Floor



First Floor



Ground Floor