



**Tom Parry**

111 Manod Road, Blaenau Ffestiniog, LL41 4AH  
Offers in the region of £130,000

# 111 Manod Road, Blaenau Ffestiniog, LL41 4AH

Tom Parry & Co are delighted to offer this tree bed terrace house in Manod , Blaenau Ffestiniog, With three well-proportioned bedrooms, enough space for families or those seeking a cosy retreat.

As you enter, you are greeted by a warm and inviting atmosphere, enhanced by the charming inglenook multifuel burner, which serves as a focal point in the living area. This feature not only adds a touch of traditional elegance but also ensures a snug environment during the colder months.

The heart of the home is undoubtedly the spacious kitchen diner, where you can enjoy family meals or entertain guests. This area is designed for both functionality and style, making it a wonderful space for culinary creativity and social gatherings.

The property benefits from gas-fired central heating, ensuring a warm and comfortable living space throughout the year. The combination of modern amenities and classic features makes this home a truly appealing choice for prospective buyers or renters.

Located in the picturesque surroundings of Blaenau Ffestiniog, you will find yourself immersed in the stunning natural beauty of the area, with opportunities for outdoor activities right on your doorstep. This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the chance to make this charming mid-terrace house your new home.

## OUR REF:1551

## ACCOMMODATION

All Measurements are approximate

## GROUND FLOOR

### Entrance Hallway

opening to the Living room.

### Living room

5.18 x 3.25 (16'11" x 10'7")

With stone inglenook fireplace housing a multifuel burner and one radiator.

### Kitchen/Diner

5.17 x 2.77 (16'11" x 9'1")

With matching wall and base units hot and cold ceramic sink, dual aspect store area and one radiator.

## FIRST FLOOR

### Bedroom 1

3.05 x 3.00 (10'0" x 9'10")

With radiator.

### Bedroom 2

2.58 x 2.42 (8'5" x 7'11")

With radiator.

### Bedroom 3

2.55 x 2.42 (8'4" x 7'11")

With radiator.

## Bathroom

With panel bath and shower unit, wash hand basin and W.C one radiator and a cupboard housing Gas fired central heating boiler .

## EXTERNALLY

Gravelled front garden area.

Back has lean to with timber decking and steps leading up to rear garden with lawn and stone shed.

## SERVICES

All mains services.

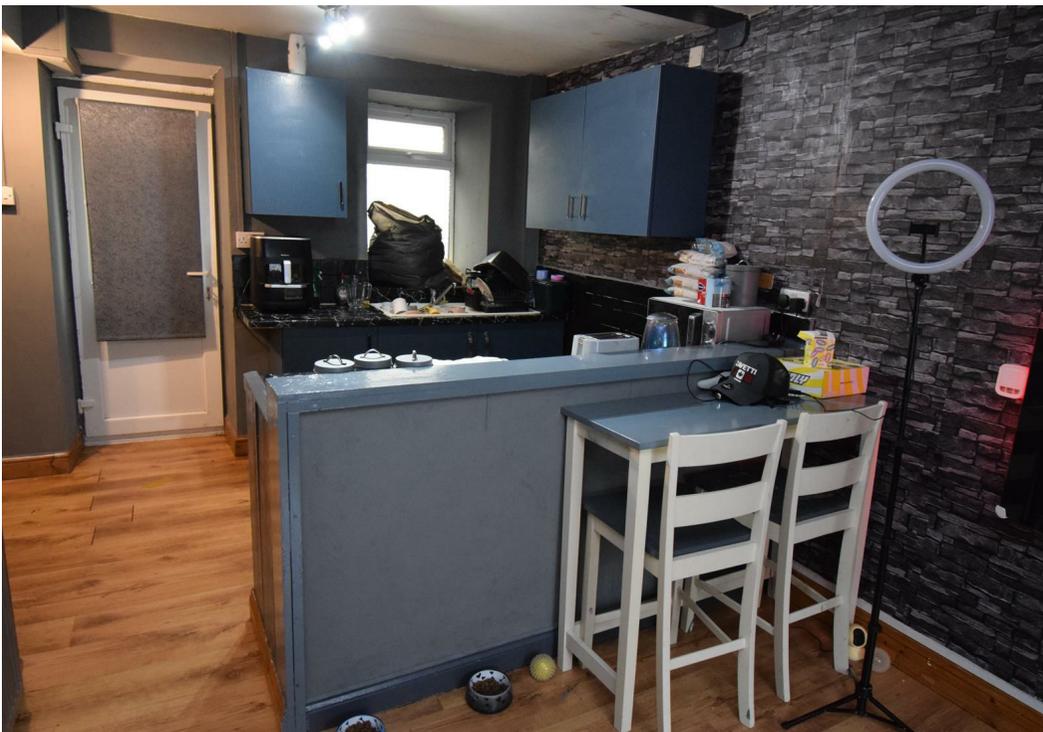
Gas fired central heating.

## MATERIAL INFORMATION

Tenure : Freehold

Gwynedd county council tax band







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.

Floor plan Awaited

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

