



# Tom Parry

3 Park Square, Blaenau Ffestiniog, LL41 3AD

Offers in the region of £115,000

### 3 Park Square, Blaenau Ffestiniog, LL41 3AD

Tom Parry & Co are delighted to offer for sale this mid-terrace corner house offering a perfect blend of comfort and convenience. With its prime location just off the bustling High Street, residents will enjoy easy access to local amenities, shops, and transport links.

The property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests. Natural light floods the interiors, thanks to the uPVC double glazing, which not only enhances the aesthetic appeal but also contributes to energy efficiency.

The house is equipped with gas-fired central heating, ensuring a warm and comfortable environment throughout the year. The rear yard is a notable feature, offering a private outdoor space perfect for enjoying the fresh air or tending to a small garden. Additionally, the useful store shed provides ample storage.

Ref: BF1243

**The Accommodation comprises :-**  
(all measurements approximate)

#### GROUND FLOOR

##### Entrance Porch

with vinyl flooring, opening to the:-

##### Lounge/Dining Area

5.94m x 5.16m average (19'5" x 16'11" average)

with spacious living area, timber surround fireplace housing the mains gas fire, 2 radiators, laminated flooring, stairs to first floor

##### Kitchen/Breakfast Room

4.76m x 4.09m (15'7" x 13'5" )

with a range of matching wall and base units including stainless steel sink, laminated work tops, tiled surrounds, space for washing machine, tumble drier, under counter fridge and cooker, plumbing for washing machine, gas cooker point, wall mounted gas fired central heating boiler, 2 radiators, vinyl flooring

##### Rear Hallway

with radiator, uPVC double glazed door to rear

##### Store Room

1.66m x 1.33m (5'5" x 4'4")

with radiator

#### FIRST FLOOR

##### Landing

with ceiling access hatch to roof space

##### Bedroom 1

3.53m x 3.02m (11'6" x 9'10" )

with built-in wardrobes and overhead cupboards, radiator

##### Bedroom 2

2.90m x 2.90m (9'6" x 9'6" )

with radiator

##### Bathroom

with white suite comprising panelled bath and shower fitment over, pedestal wash basin and w.c.; plastic panelled walls in part, linen cupboard, vinyl flooring

##### EXTERNALLY

Paved area to the front  
Concreted rear yard, useful store shed  
Access 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

