



# Tom Parry

4 Cromwell Street, Blaenau Ffestiniog, LL41 3HG

Offers in the region of £140,000

## 4 Cromwell Street, Blaenau Ffestiniog, LL41 3HG

Tom Parry & Co are delighted to offer for sale this beautifully presented home offering a perfect blend of modern living and traditional character. With two well-proportioned bedrooms and an additional attic room, this property provides ample space for relaxation.

The accommodation has been fully modernised and is well presented throughout, showcasing quality fittings in both the bathroom and kitchen, ensuring a stylish and functional environment for everyday living. The inviting reception room features a brick-built fireplace, which houses a multi-fuel stove, creating a warm and cosy atmosphere during the colder months. Additionally, the property benefits from gas-fired central heating, providing comfort throughout the year.

Outside, you will find a convenient garage/workshop with a roller shutter door to the rear, ideal for those who require extra storage or a space for hobbies. The rear seating area offers a lovely spot to unwind and enjoy the fresh air.

Internal viewing is highly recommended to truly appreciate this property's charm.

**OUR REF: BF1539**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Entrance Lobby

with 1 radiator

#### Lounge/Dining Room

6.35 x 4.53 (20'9" x 14'10" )

with a brick built fireplace housing a multi fuel stove, dual aspect, 2 radiators, under stairs storage and built in cupboards, display shelving, downlights

#### Kitchen

3.24 x 2.14 (10'7" x 7'0")

with a modern range of fitted wall and base units including electric oven and hob, sink unit, 1 radiator, concealed downlights

### FIRST FLOOR

#### Bedroom 1

2.59 x 1.83 (8'5" x 6'0" )

with 1 radiator

#### Bedroom 2

with 1 radiator

#### Bathroom

with panelled bath (king size) shower attachment, vanity unit and WC, store cupboard, downlights, 1 radiator

### SECOND FLOOR

#### Attic Room

4.85 x 4.05 (15'10" x 13'3")

with 2 'Velux' windows, eaves storage space, gas fired central heating boiler, 1 radiator

### EXTERNALLY

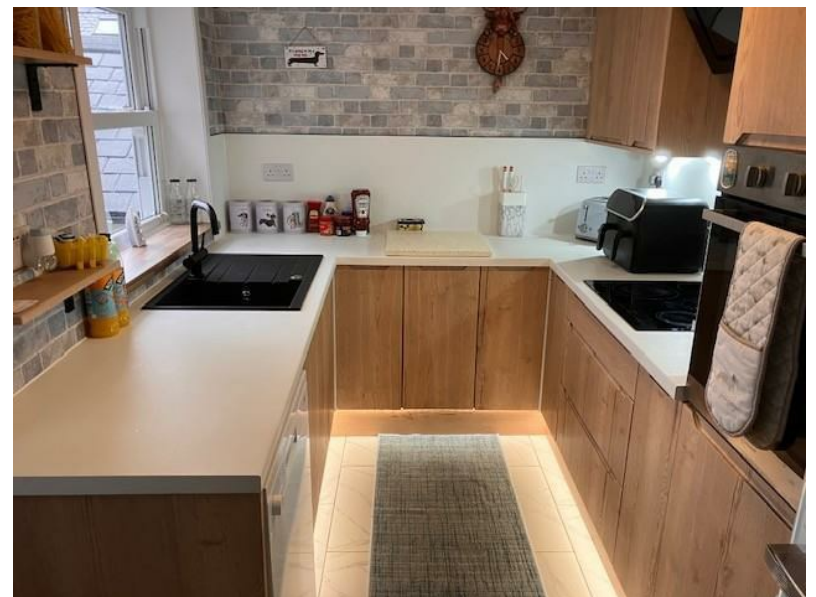
Rear yard with timber decking and seating area  
Steps down to the garage/workshop with roller shutter door  
Fitted wall units

### SERVICES

All mains services  
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             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

