

Tom Parry

4 Dorvil Street, Blaenau Ffestiniog, LL41 3UY

£90,000

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Tom Parry & Co are delighted to offer this three-bedroom terrace house in Blaenau Ffestiniog this property presents a wonderful opportunity for those seeking a project to make their own. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining, making it an ideal family home or a perfect retreat for those who appreciate the beauty of the Welsh countryside.

The house features three well-proportioned bedrooms, including a unique attic bedroom that adds character and potential for creative use. The bathroom, while functional, is ready for a modern touch, allowing you to design it to your personal taste.

An outside utility room provides additional convenience, making laundry and storage a breeze. Although the property is in need of some renovation, it is brimming with potential and offers a blank canvas for those with a vision.

Blaenau Ffestiniog is known for its stunning landscapes and rich history, making this location not only a place to live but a community to thrive in. With local amenities and beautiful scenery right on your doorstep.

If you are looking for a house that you can transform into your dream home, this property on Dorvil Street is certainly worth considering. Embrace the opportunity to create a space that reflects your style and enjoy the charm of living in this vibrant town.

OUR REF:BF1554

ACCOMMODATION
All measurements are approximate.

GROUND FLOOR

Entrance hallway.
With tiled flooring and one radiator.

Front Sitting room.
4.25 x 3.06 (13'11" x 10'0")
With original cast iron fireplace and one radiator.

Dining /Living room
4.06 x 3.35 (13'3" x 10'11")
With brick fireplace housing a multifuel stove and one radiator.

Kitchen
3.36 x 2.67 (11'0" x 8'9")
With enamel Belfast sink hot and cold taps, wall and base units, including oven and hob, tiled flooring one radiator and access's to rear.

FIRST FLOOR

Bedroom 1
3.70 x 3.63 (12'1" x 11'10")
With radiator.

Bedroom 2
2.46 x2.02 (8'0" x6'7")
With radiator.

Bedroom 3
3.03 x 3.18 (9'11" x 10'5")
With radiator.

Bathroom
With panel bath and shower unit, vanity sink hot and cold taps, partially tiled wall and one radiator.

Attic bedroom
3.80 x 3.07 (12'5" x 10'0")
With storage area on either side.

EXTERNALLY
With Concreted rear yard, outside store and utility room and access to rear service lane .

SERVICES
All mains services.

MATERIAL
Gwynedd County Council Tax band :B
Freehold.
Vacant with No onward chain



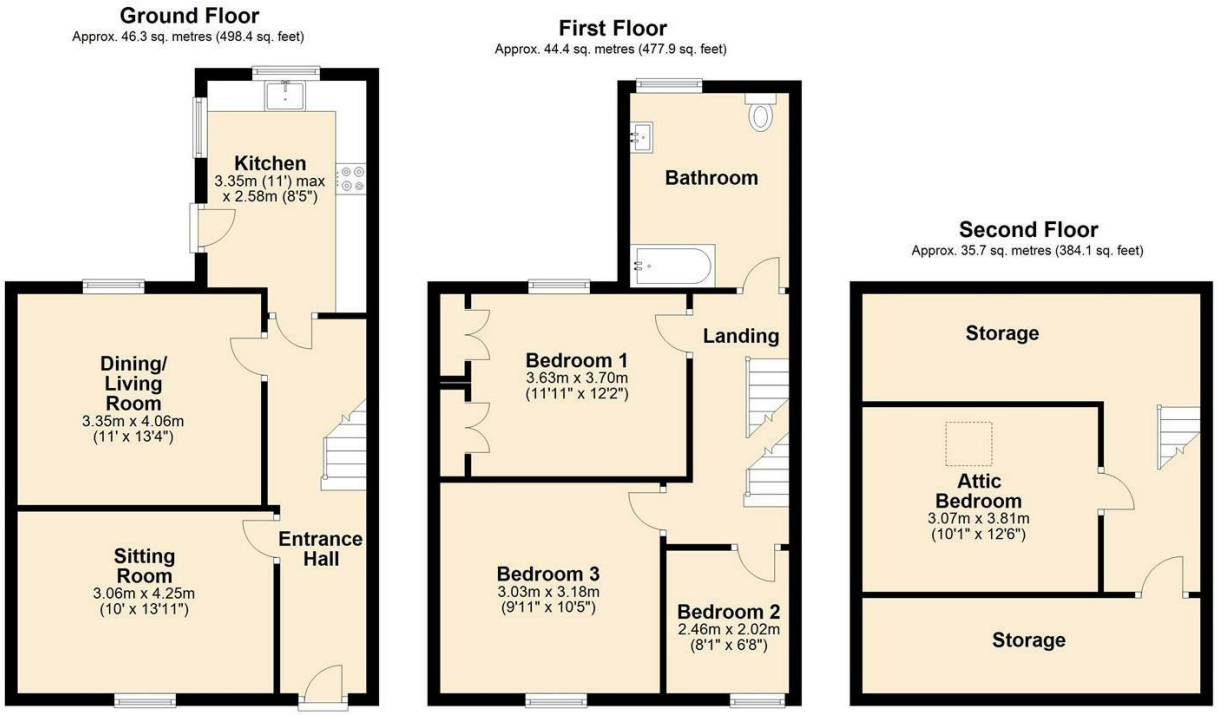






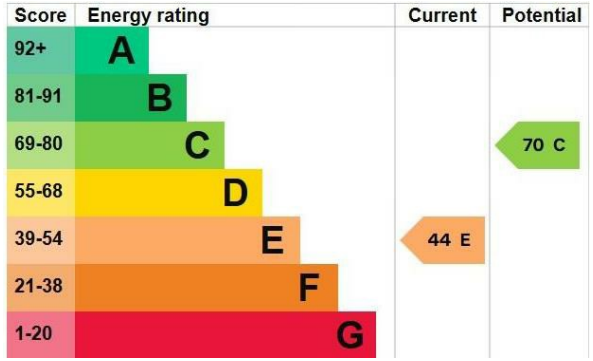






Total area: approx. 126.4 sq. metres (1360.3 sq. feet)





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.

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