



Tom Parry

3 Gladstone Terrace , Blaenau Ffestiniog, LL41 3EB

Offers in the region of £119,000

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Tom Parry & Co are delighted to offer for sale this 2 bedroom, compact, single fronted terraced residence occupying a convenient location within easy walking distance of all towns amenities.

The property has undergone a complete renovation programme and is now beautifully presented and ready to be occupied.

Well worthy of an internal inspection.

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. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

BF1424

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Living Room/Kitchen

5.05 x 4.51 (16'6" x 14'9")

with an exposed stone fireplace, hot and cold stainless steel sink, matching wall and base units including electric oven and hob with hood over, partly tiled walls, down lights, gas fired central heating boiler, door out to rear

Bedroom 1

3.36 x 2.56 (11'0" x 8'4")

with 1 radiator

Bedroom 2

2.93 x 1.92 (9'7" x 6'3")

with 1 radiator

Bathroom

with shower cubicle, vanity unit, w.c, heated towel rail

EXTERNALLY

Flagged rear yard with former w.c and wash hand basin.

Access to rear service lane.

SERVICES

All mains services

Gas fired central heating boiler

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band



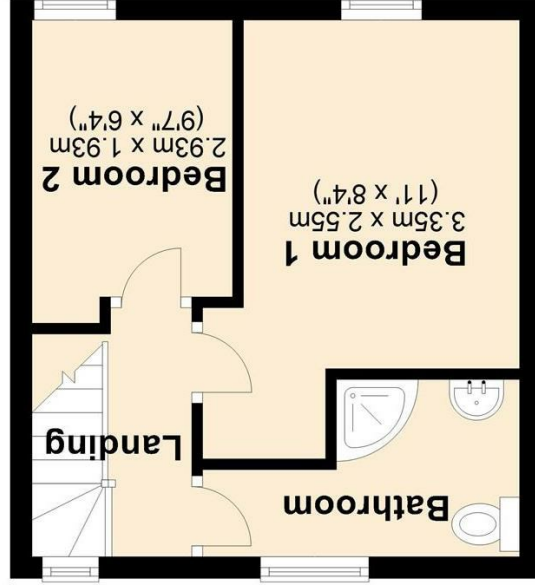
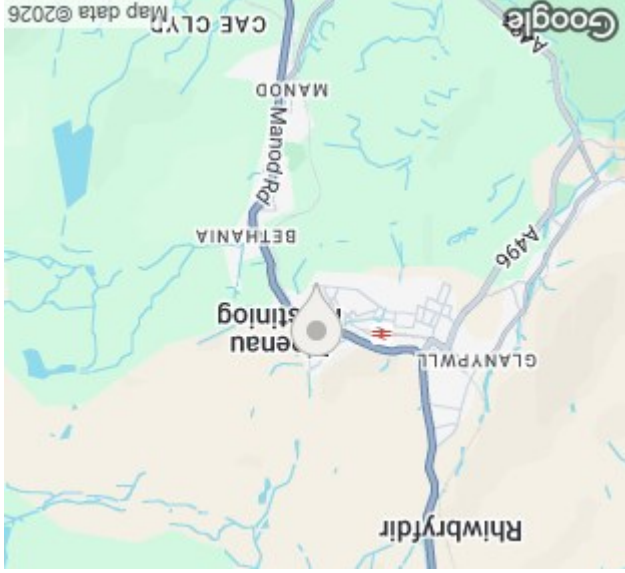




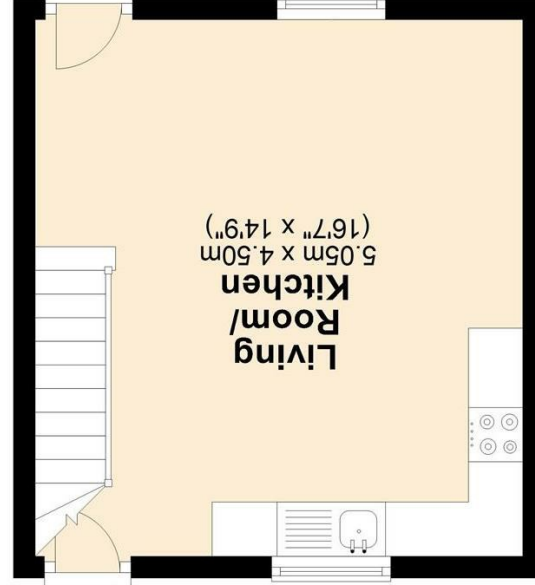
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

Total area: approx. 44.5 sq. metres (479.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor
Approx. 22.3 sq. metres (239.7 sq. feet)



Ground Floor
Approx. 22.3 sq. metres (239.7 sq. feet)