



Tom Parry

15 Heol Maenofferen, Blaenau Ffestiniog, LL41 3DH

Offers in the region of £84,500

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Tom Parry & Co are delighted to offer for sale this 3 bedroom terraced residence, conveniently situated within walking distance of the town centre and all other amenities.

The property has the benefit of a gravelled front garden, with a rear yard and steps up to a further garden area, uPVC double glazed windows and a gas fired central heating system.

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

BF1368

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hall

Sitting Room

3.69 x 3.28 (12'1" x 10'9")

with 1 radiator; glazed room divider;

Dining Room

3.87 x 3.17 (12'8" x 10'4")

with fitted shelving in recess; 1 radiator; under stairs store cupboard

Kitchen

4.49 x 2.25 (14'8" x 7'4")

with hot and cold stainless steel sink; wall and base units; work tops

FIRST FLOOR

Bedroom 1

4.25 x 2.77 (13'11" x 9'1")

with two built in wardrobes; airing cupboard housing the gas fired central heating boiler; 1 radiator

Bedroom 2

2.98 x 2.74 (9'9" x 8'11")

with 1 radiator

Bathroom

with panelled bath with shower attachment; wash hand basin and w.c; 1 radiator

SECOND FLOOR

Attic Space

4.23 x 4.19 (13'10" x 13'8")

"Velux" window; eaves storage

EXTERNALLY

Gravelled front garden.

Rear yard with steps up to gravelled garden area.

Access to rear service lane.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'







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		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

