



Tom Parry

141 High Street, Blaenau Ffestiniog, LL41 3AX
Offers in the region of £82,500

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Tom Parry & Co are delighted to offer for sale this compact, inner terrace cottage occupying a roadside position approximately half a mile from the town centre.

The property has the benefit of large uPVC double glazed tilt and slide windows to the front, uPVC double glazed windows to the rear and entrance doors and gas fired central heating and has been newly decorated and modernised throughout and is sold with fully fitted carpets and window blinds. It is considered to be an ideal starter home.

The historic slate quarrying town of Blaenau Ffestiniog is approximately 1.5 miles distance and 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.

BF1455

The **ACCOMMODATION** briefly comprises:-
(all measurements approximate)

GROUND FLOOR

Entrance Hallway

With uPVC double glazed entrance door, radiator, stairs to first floor, mains powered smoke alarm, cupboard housing electric meter and fuse box.

Open Plan Living Room/Kitchen

4.88m x 2.77m (16'0" x 9'1")

Large double glazed tilt and slide sash style window to the front aspect with fitted blind, timber surround fireplace fitted with coal effect electric fire, gas central heating radiator and fully fitted carpet. uPVC double glazed window with fitted extractor fan to the rear aspect, Fitted wall and base units including stainless steel sink unit, worktop, partly tiled walls, plumbing for washing machine, laminate flooring and uPVC double glazed door to the rear

FIRST FLOOR

Landing

Fitted carpet, Access to loft space with loft ladder for access, mains powered smoke alarm.

Front Bedroom "L" shaped

3.53m x 2.97m (11'6" x 9'8")

Large double glazed tilt and slide sash style window to the front aspect with fitted blind, fitted carpet, radiator, airing cupboard housing the "Worcester" gas fired central heating boiler

Bathroom

uPVC double glazed window to the rear aspect, white suite comprising panelled bath and shower screen with New Mira electric shower fitment over, pedestal wash hand basin and w.c., partly tiled walls, extractor fan and radiator

EXTERNALLY

Enclosed gravelled garden to the front.
Rear yard with brick built store shed.

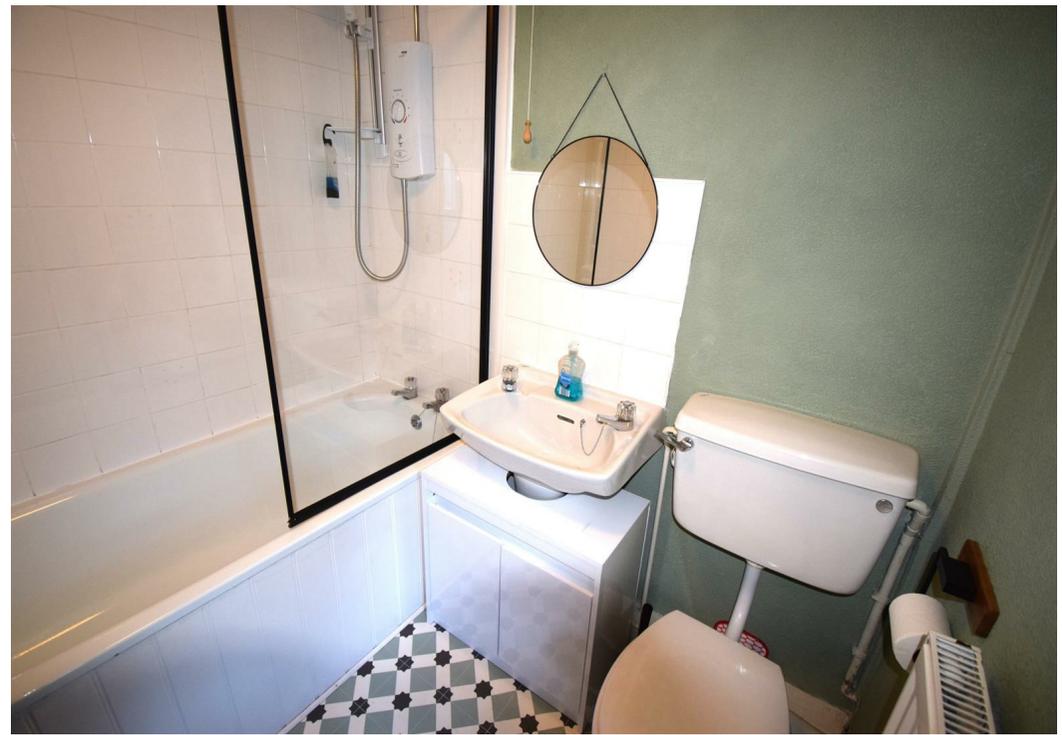
SERVICES

All mains services
Gas fired central heating
Hive thermostat

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		
39-54	E		
21-38	F		
1-20	G		
		69 C	91 B

