Tom Parry

11 Lord Street, Blaenau Ffestiniog, LL41 3AU

Offers in the region of £82,500

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Tom Parry & Co are delighted to offer for sale this inner terrace residence, boasting one reception room, three bedrooms, and a bathroom, this property is ideal for a small family or individuals looking for a comfortable living space.

This property has undergone some repairs and renovations, with remaining works left to the buyer's taste and discretion. You have the exciting chance to customise and design the space to your liking, creating a home that truly reflects your style and preferences.

The property also benefits from gas fired central heating and uPVC double glazing.

Perfectly suited as a starter home, this property on Lord Street presents a fantastic opportunity to step onto the property ladder and make a house your own.

BF1413

ACCOMMODATION
(all measurements approximate)

GROUND FLOOR

Entrance Hallway opening to the :-

Lounge
6.34 x 4.00 (20'9" x 13'1")
with slate surround fireplace housing the mains gas fire, 2 radiators

Kitchen
3.51 x 2.28 (11'6" x 7'5")
with hot and cold stainless steel sink, matching wall and base units, gas oven and hob, plumbing for automatic washing machine, partly tiled walls, door out to rear

FIRST FLOOR

Bedroom 1
3.35 x 2.39 (10'11" x 7'10")
with 1 radiator

Bedroom 2
2.39 x 2.32 (7'10" x 7'7")
with 1 radiator

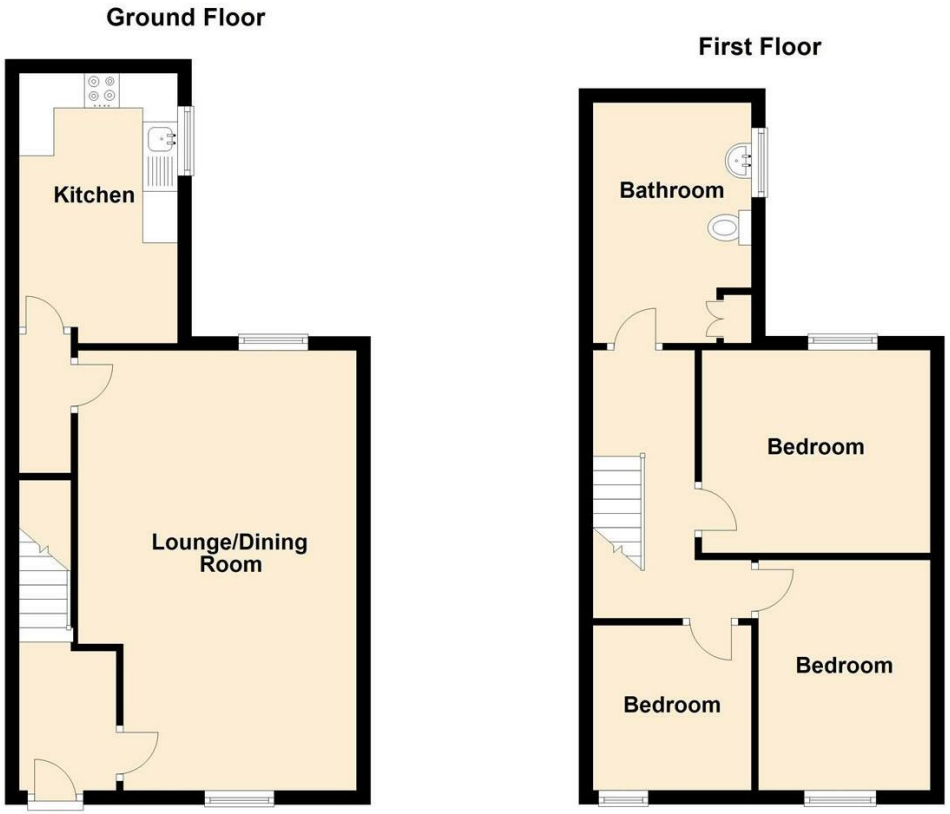
Bedroom 3
3.20 x 2.88 (10'5" x 9'5")
with 1 radiator

Bathroom
with wash hand basin and w.c, partly tiled walls, airing cupboard housing the gas fired central heating boiler,

EXTERNALLY
Concreted and flagged rear yard.
Timber store shed.
Access to rear service lane.
Roadside parking.

SERVICES
All mains services
Gas fired central heating

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band 'A'



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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.

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