



**Tom Parry**

Llys Iorweth New Terrace, Blaenau Ffestiniog, LL413TH

**£137,500**

## Llys Iorweth New Terrace, Blaenau ffestiniog, LL413TH

Tom Parry & Co are delighted to offer this three bedroom modernised property nestled in the charming area of Tanygrisiau, in Blaenau Ffestiniog, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families. The dual aspect living room and bedroom is a standout feature, bathed in natural light and enhanced by a multifuel stove, creating a warm and inviting atmosphere for relaxation or entertaining guests.

The kitchen is thoughtfully designed with a breakfast bar, making it a lovely spot for casual dining. Additionally, a separate utility room provides practicality and extra storage, ensuring that the home remains tidy and organised.

Set in a quiet and picturesque area, the property enjoys a tranquil setting while still being within easy reach of local amenities and the vibrant town centre of Blaenau Ffestiniog. The garden offers a delightful outdoor space, perfect for enjoying the fresh air and mountain views. For added convenience, there is designated parking and a garage, making it easy to come and go as you please. This property presents a wonderful opportunity to embrace a peaceful lifestyle in a beautiful part of Wales, making it a must-see for anyone looking to settle in Tanygrisiau.

### OUR REF:1543

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

Entrance hallway with Radiator

#### Living Room

5.00 x 3.5 (16'4" x 11'5")

With dual aspect with multifuel stove two radiators and inbuilt store cupboard.

#### Kitchen /breakfast room

4.17 x 3.35 (13'8" x 10'11")

With matching wall and base cupboards, Gas hob, partly tiled wall, with hot and cold sink. Breakfast bar one radiator and door to rear of property.

#### Utility Room

With wall mounted Gas central heating boiler.

### FIRST FLOOR

#### Bedroom 1

4.23 x 2.60 (13'10" x 8'6")

With radiator.

#### Bedroom 2

2.79 x 2.59 (9'1" x 8'5")

With radiator.

#### Bedroom 3

3.35 x 3.11 (10'11" x 10'2")

With radiator.

#### Bathroom

With a panel bath and shower, vanity unit sink and heated towel rail.

### EXTERNALLY

With Small walled garden to the front.

Garden to side of property with parking space.

And a designated garage.

### SERVICES

All mains Services.

LPG Gas supply.

Gas fired central heating .

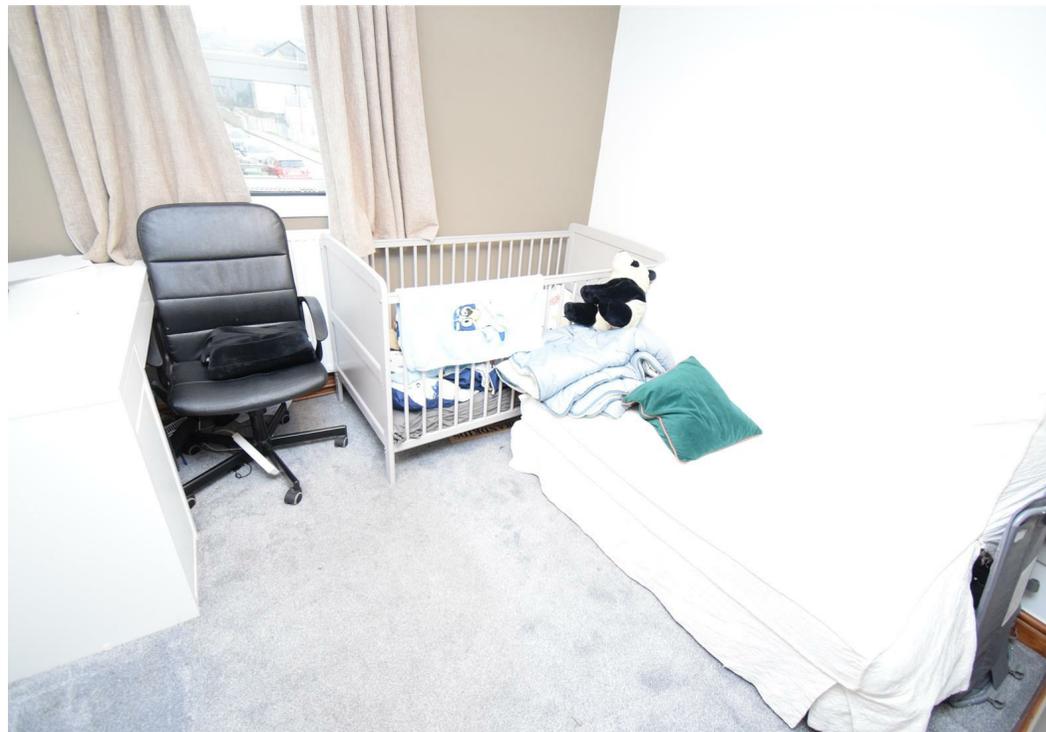
Added Solar panels that generate electricity direct to the property once its consumed the system switches to mains.

### MATERIAL INFORMATION

Tenure :Freehold

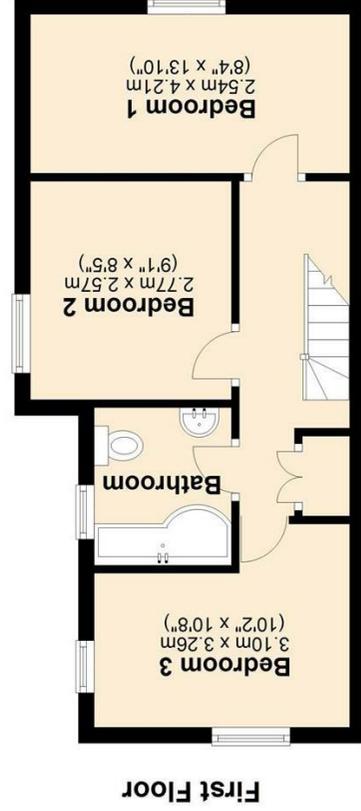
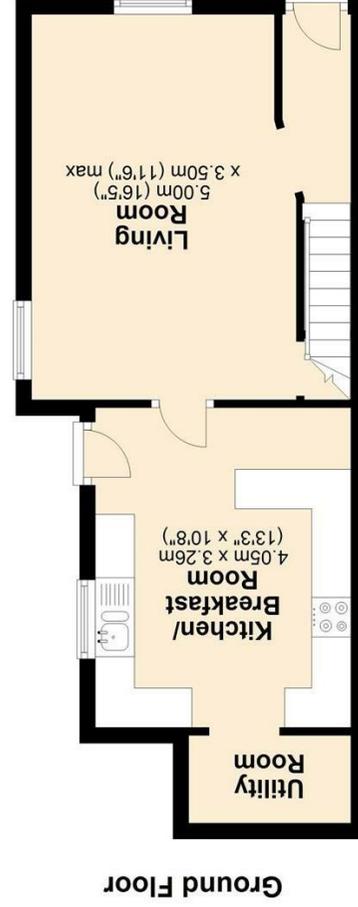
Gwynedd county council tax band :A







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

