



**Tom Parry**

99 High Street, Blaenau Ffestiniog, LL41 3AW  
Offers in the region of £125,000

## 99 High Street, Blaenau Ffestiniog, LL41 3AW

Tom Parry & Co are delighted to offer for sale this three-bedroom, mid-terrace residence, spanning three floors. The property boasts an impressive layout that includes three spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time. The additional attic room provides versatile space that can be tailored to your needs.

The accommodation is well-appointed with a utility area and benefits from gas-fired central heating and uPVC double-glazed windows.

Externally, there is a concrete driveway at the rear, complete with gates that lead to a convenient service lane.

This home is ideally situated on High Street, placing you within easy reach of local amenities, schools, and the stunning natural beauty that Blaenau Ffestiniog is renowned for.

The property is in need of some modernisation but has tremendous scope in this respect.

No onward chain.

**OUR REF: BF1555**

### ACCOMMODATION

(all measurements approximate)

#### LOWER GROUND FLOOR

##### Utility

2.07 x 2.21 (6'9" x 7'3")

with space and plumbing for washing machine, 'Glow Worm' boiler and door to rear

##### Kitchen/Sitting Room

6.69 x 4.87 (21'11" x 15'11")

with a range of fitted wall units with worktop over, single drainer sink unit and gas fire

#### GROUND FLOOR

##### Hallway

with radiator

##### Living Room

2.91 x 3.73 (9'6" x 12'2")

with radiator

##### Dining Room

3.67 x 3.20 (12'0" x 10'5")

with gas fire set in feature slate surround

##### Kitchen

1.99 x 3.62 (6'6" x 11'10")

with a range of fitted wall and base units with worktop over, single drainer stainless steel sink unit, space for gas cooker, radiator, under stairs store and door to lower ground floor

#### FIRST FLOOR

##### Landing

with radiator

##### Bedroom 1 (front left)

2.77 x 3.58 (9'1" x 11'8")

with radiator

##### Bedroom 2 (rear)

2.37 x 1.98 (7'9" x 6'5")

##### Bedroom 3 (front right)

3.24 x 2.98 (10'7" x 9'9")

with radiator

##### Bathroom

with 3-piece suit comprising panelled bath with shower and curtain over, pedestal wash hand, low level WC and radiator

##### Attic Room

4.18 x 4.87 (13'8" x 15'11")

#### EXTERNALLY

At the rear is a concrete driveway and gates leading to the rear service lane

#### SERVICES

All mains services connected

#### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - 'B'

Property is currently going through probate.

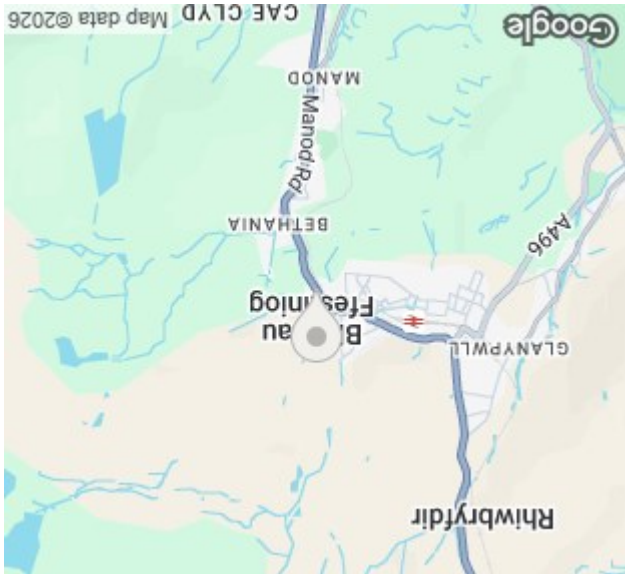






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

EPC Awaited



Floor plan Awaited