



# Tom Parry

2 Highgate, Llan Ffestiniog, LL41 4LL

Offers in the region of £178,000

## 2 Highgate , Blaenau Ffestiniog, LL41 4LL

Tom Parry & Co are delighted to offer for sale, this delightful double fronted mid-terrace house offering a perfect blend of comfort and scenic beauty. Nestled in the charming village of Llan Ffestiniog, Blaenau Ffestiniog, the property features 2 reception rooms, kitchen, 3 bedrooms, and a family bathroom making it an ideal property for all.

This property retains a wealth of charming features including wood panelling large inglenook fire place housing a multifuel burner and beautiful Victorian fireplace in the dining area .

One of the standout features of this property is the private rear garden, which slopes gently and provides a tranquil outdoor space to relax and unwind. There is also a private enclosed patio area to the front. Far-reaching views of the stunning Moelwyn Mountains can be seen, creating a picturesque backdrop that enhances the overall appeal of the home.

Roadside parking available, but public transport is also very conveniently located nearby the home, making it easy to come and go as you please. In summary, this three-bedroom mid-terrace house in Ffestiniog is a wonderful opportunity for anyone looking to embrace the beauty of the Welsh countryside while enjoying the comforts of modern living.

Early viewing is highly recommended.

Furniture available under separate negotiation.

**OUR REF: BF1550**

**ACCOMODATION**

**GROUND FLOOR**

**Hallway**

With radiator

**Lounge**

with carpet flooring; radiator; window to front with built in window nook/seat; feature stone inglenook fireplace with stone beam & slate hearth housing multifuel burner.

**Kitchen**

with radiator; vinyl flooring; part tiled walls/splashback; range of wall & base units with worktop over; stainless steel sink & drainer; integrated dishwasher oven with hob & extractor over; space & plumbing for washing machine; space for free standing fridge/freezer.

**Toilet / Store cupboard**

With W.C and handwash basin.

**Dining Room**

with herringbone flooring; radiator; window to front with built in window nook/seat; understairs storage cupboard; featuring a Victorian fireplace surround with slate hearth.

**FIRST FLOOR**

**Bathroom**

with vinyl patterned flooring; part tiled walls; low level W.C pedestal sink basin; bath cubicle with over head shower & shower screen.

**Bedroom 1**

with carpet flooring; radiator; window to rear.

**Bedroom 2**

with dark wooden flooring; radiator; window to front.

**Bedroom 3**

with carpet flooring; radiator; window to front.

**EXTERNALLY**

The property is double fronted, and is accessed by 2-3 small steps. The front patio area is privately surrounded by a stone wall & gate offering far reaching views of the Moelwyn Mountains.

At the rear there is a terraced, sloping garden housing a small shed further up.

**SERVICES**

All mains services.

Gas fired central heating .

**MATERIAL INFORMATION**

Tenure: Freehold

Council Tax Band - "A".





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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor plan Awaited