



Tom Parry

160 High Street, Blaenau Ffestiniog, LL41 4DB
Offers in the region of £110,000

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Tom Parry & Co are delighted to offer for sale this end-of-terrace residence. Spanning three well-appointed floors, the property boasts an inviting layout that includes two spacious reception rooms, perfect for both relaxation and entertaining.

With four generously sized bedrooms, this home provides ample space for families or those seeking extra room for guests or a home office. The modernised accommodation is complemented by efficient gas-fired central heating, ensuring warmth and comfort throughout the colder months.

Conveniently located just a short distance from the town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and recreational facilities.

The historic slate quarrying town of Blaenau Ffestiniog 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 benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

BF1516

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with 1 radiator

Front Sitting Room

3.60 x 3.21 (11'9" x 10'6")

with marble fireplace housing a coal effect mains gas fire, 1 radiator

Living Room

3.97 x 3.59 (13'0" x 11'9")

with airing cupboard, gas fired central heating boiler, gas heater (condemned)

Kitchen/Breakfast Room

5.09 x 1.41 (16'8" x 4'7")

with hot and cold stainless steel sink, wall and base units, partly tiled walls, 2 radiators, utility area off

Bathroom

with shower cubicle, wash hand basin, WC, partly tiled walls, 1 radiator

FIRST FLOOR

Landing

with store cupboard

Bedroom 1

3.61 x 3.26 (11'10" x 10'8")

with 1 radiator

Bedroom 2

2.36 x 2.14 (7'8" x 7'0")

with 1 radiator

Bedroom 3

3.91 x 3.63 (12'9" x 11'10")

with 1 radiator

SECOND FLOOR

Landing Storage Area

Attic Room

4.61 x 3.54 (15'1" x 11'7")

with 'Velux' window, eaves storage space

EXTERNALLY

Rear yard with access to rear service lane

SERVICES

All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

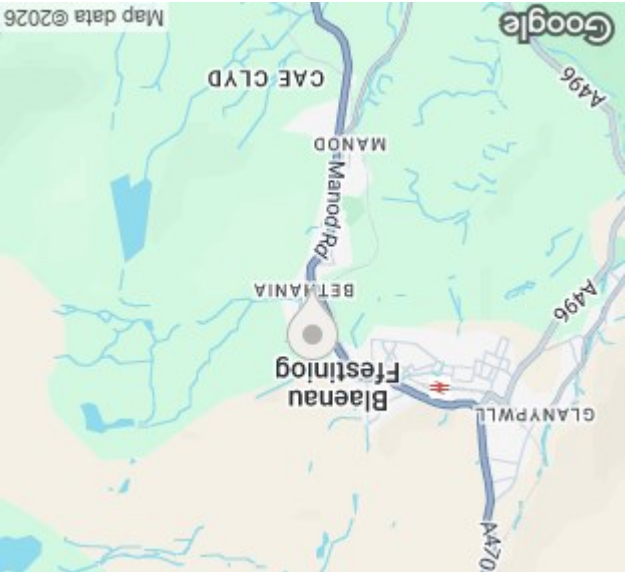
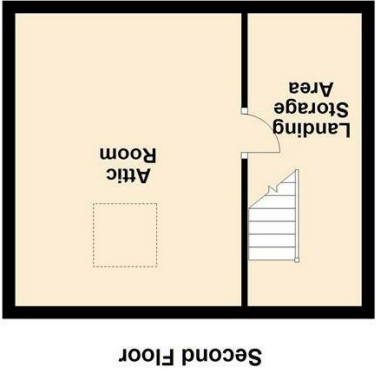
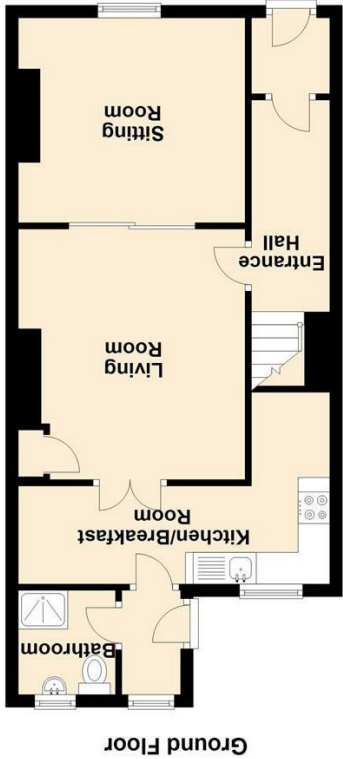
Council Tax Band 'A'







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