

Tom Parry

32, Y Glynnor Estate, Blaenau Ffestiniog, LL41 4EW

Offers in the region of £149,950

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Tom Parry & Co are delighted to offer for sale this well presented end of terrace residence offering a perfect blend of comfort and style. The property has been tastefully decorated throughout and boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by an inviting reception room that provide ample space for relaxation with the benefit of a fitted multi fuel stove. The well presented, modern kitchen/dining area provides a warm and welcoming atmosphere. The kitchen is particularly noteworthy, designed to cater to both culinary enthusiasts and casual diners alike.

The property benefits from gardens to both the front and rear, providing a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, there is a glazed timber store shed and a separate store shed with a WC, offering practical storage solutions. Furthermore, dedicated off-road parking to the side of the property adds to the convenience of this lovely home.

For families, the location is particularly advantageous, with a playground and primary school conveniently situated nearby, making it easy for children to enjoy outdoor activities.

Please note the property is governed by a Section 157 Local Occupancy Clause.

No onward chain.

BF1527

ACCOMMODATION
(all measurements approximate)

GROUND FLOOR

Entrance Hallway
with cloak cupboard

Living Room
with brick fireplace housing a multi fuel stove, fitted display unit and store cupboard, panel heater

Kitchen/Dining Room
with hot and cold sink, matching wall and base units including oven and hob, fridge freezer, wall shelving, door out to rear

FIRST FLOOR

Landing
with airing cupboard housing the water cylinder and immersion heater

Bedroom 1
with build in wardrobe, panel heater

Bedroom 2
with built in wardrobe

Bedroom 3
with built in wardrobe, panel heater

Bathroom
with shower cubicle, vanity unity and WC, heated towel rail

EXTERNALLY
Garden area to the front with flower beds.
Flagged rear garden with glazed timber store shed.
Store shed and WC
Access to rear service lane

SERVICES
Mains water, electricity and drainage

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band - B





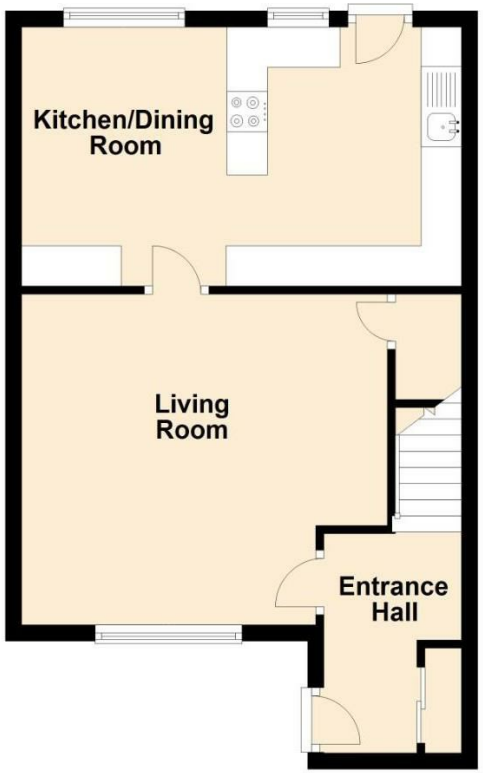




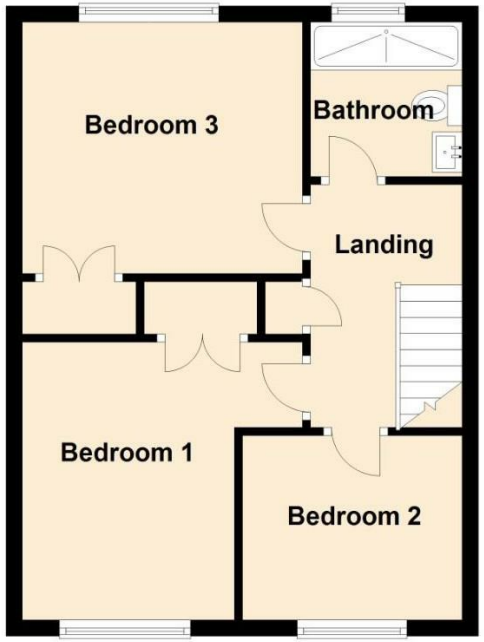




Ground Floor
Approx. 43.5 sq. metres (467.8 sq. feet)

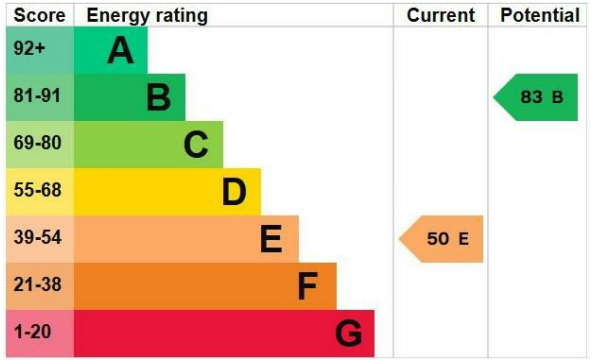


First Floor
Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 86.2 sq. metres (927.8 sq. feet)





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.

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Tom Parry
01766 512505
tomparry.co.uk