



**Tom Parry**

21 Station Road, Blaenau Ffestiniog, LL41 4NN

**£110,000**

## 21 Station Road, Blaenau Ffestiniog, LL41 4NN

Nestled in the heart of Ffestiniog, on the charming Station Road, this delightful house offers a perfect blend of modern living and traditional character. The property has been fully modernised, ensuring that it meets the needs of contemporary life while retaining its unique charm.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the efficient gas-fired central heating that provides comfort throughout the seasons. The UPVC windows not only contribute to the property's energy efficiency but also allow natural light to flood the interior, creating a bright and airy space.

The accommodation is thoughtfully designed, providing ample room for both relaxation and entertaining. The rear garden and sitting area offer a tranquil retreat, perfect for enjoying the fresh air or hosting gatherings with family and friends.

This property is ideally situated in a central location, making it convenient for local amenities and transport links. Whether you are looking for a family home or a peaceful retreat, this house on Station Road is a wonderful opportunity not to be missed.

**OUR REF: BF1579**

### ACCOMODATION

all measurements are approximate

### GORUND FLOOR

#### LIVING ROOM

6.90 x 4.13 (22'7" x 13'6")

Spacious and inviting living room full of character, featuring exposed ceiling beams and attractive stonework details. The room offers a warm and comfortable atmosphere with soft carpeting, a feature fireplace, and ample space for seating and entertaining. neutral décor creates a cosy yet modern feel throughout.

#### KITCHEN

Compact kitchen area fitted with modern units, contrasting worktops, and stylish tiled splashbacks. The space benefits from natural light, practical storage, and direct access to the outside, making it ideal for everyday household use. Contemporary flooring and neutral décor complete this functional and well-presented space.

### FIRST FLOOR

#### BEDROOM 1

Comfortable double bedroom offering fitted wardrobes for excellent built-in storage, together with space for additional bedroom furniture. The room benefits from natural light and provides a cosy and practical living space ideal for everyday use.

#### BEDROOM 2

Second bedroom offering a versatile space, with natural light creating a bright and comfortable atmosphere. Practical in layout and well-suited to a variety of uses.

#### BATHROOM







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.

