



Tom Parry

6 Heol Maenofferen, Blaenau Ffestiniog, LL41 3DH

Offers in the region of £168,000

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Tom Parry & Co are delighted to offer for sale this beautifully presented end of terrace residence, that has recently undergone full renovation works. This charming residence boasts four spacious bedrooms, making it ideal for families or those seeking extra space. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The house has been thoughtfully modernised throughout, ensuring a seamless blend of contemporary style and comfort. The newly fitted kitchen is a highlight, equipped with modern appliances and designed for both functionality and aesthetics. Additionally, the property includes two newly fitted bathrooms, each adorned with smart mirrors, providing a touch of luxury to your daily routine.

The ground floor showcases newly laid laminate flooring, while the first and second floors are enhanced with plush new carpets, creating a warm and welcoming atmosphere. New doors have been installed throughout, and a brand-new central heating boiler ensures efficient warmth during the colder months.

Situated in a convenient central location, this residence is ready for you to move in without the need for further renovations. The tasteful decoration and modern finishes throughout make it a truly inviting home.

Internal viewing is highly recommended.

- BF1517**
- ACCOMMODATION**
(all measurements approximate)
- GROUND FLOOR**
- Front Sitting Room**
4.53 x 3.71 (14'10" x 12'2")
with 1 radiator, laminate flooring, downlights
- Lounge**
4.45 x 3.69 (14'7" x 12'1")
with 1 radiator, laminate flooring, downlights, wall lights
- Kitchen**
3.99 x 2.33 (13'1" x 7'7")
with hot and cold stainless steel sink, matching wall and base cupboards, new oven and hob and extractor fan, splashback, worktops, tiled flooring, downlights, 1 radiator, door out to rear
- Landing**
with 1 radiator, carpet flooring, downlights, cupboard housing the 'Worcester' gas fired central heating boiler
- Bedroom 4**
4.85 x 3.64 (15'10" x 11'11")
with 1 radiator, carpet flooring, downlights
- Bathroom**
with panelled bath and shower attachment, vanity unit, WC, smart mirror, heated towel rail, partly tiled walls, tiled flooring
- EXTERNALLY**
Gravelled foregarden.
Raised gravelled rear yard.
Access to rear service lane.
- SERVICES**
All mains services
Gas fired central heating

- FIRST FLOOR**
- Landing**
with 1 radiator, carpet flooring, downlights, under stairs store cupboard, stairs to second floor
- Bedroom 1**
3.88 x 2.49 (12'8" x 8'2")
with 1 radiator, carpet flooring
- Bedroom 2**
3.75 x 1.99 (12'3" x 6'6")
with 1 radiator, carpet flooring
- Bedroom 3**
2.75 x 1.97 (9'0" x 6'5")
with 1 radiator, carpet flooring
- Shower Room**
with a glass shower enclosure , vanity unit, W.C , smart mirror, heated towel rail
- MATERIAL INFORMATION**
Tenure: Freehold
Council Tax Band 'B'

SECOND FLOOR







Floor plan Awaited

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	
39-54	E		
21-38	F		
1-20	G		

