



# Tom Parry

156a Manod Road, Blaenau Ffestiniog, LL41 4AH  
Offers in the region of £129,950

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Tom Parry & Co are delighted to offer for sale this newly renovated mid-terrace house that offers a delightful blend of modern living and traditional character. The property is thoughtfully arranged over three floors, providing ample space for comfortable living.

Upon entering, you will be greeted by a tastefully modernised interior that exudes warmth and style. The sizeable lounge is perfect for relaxation or entertaining guests, while the newly fitted kitchen boasts contemporary fixtures and ample storage. The property features two well-proportioned bedrooms.

The bathroom has also been recently updated, ensuring a fresh and inviting space for your daily routines. With gas-fired central heating and uPVC double glazing.

One of the standout features of this property is the off-road car parking space located at the rear, providing convenience in this picturesque area. The gravelled and flagged rear yard offers a low-maintenance outdoor space, perfect for enjoying the fresh air.

Early viewing is highly recommended.

**BF1499**

## ACCOMMODATION

(all measurements approximate)

## GROUND FLOOR

### Entrance Hallway

with newly fitted carpet

### Living Room

**6.57 x 3.12 (21'6" x 10'2")**

with 2 radiators, dual aspect, under stairs store cupboard, newly fitted carpet

## LOWER GROUND FLOOR

### Kitchen/Dining Room

**6.09 x 2.61 (19'11" x 8'6")**

with hot and cold sink, newly fitted wall and base cupboards, oven and hob, extractor fan, 1 radiator, wall mounted gas fired central heating boiler, tiled floor, under stairs store cupboard, glazed door out to rear

## FIRST FLOOR

### Landing

with loft ladder for access to boarded and lit attic space for additional storage

### Bedroom 1

**3.07 x 2.95 (10'0" x 9'8")**

L shaped with radiator, built in wardrobe, newly fitted carpet

### Bedroom 2

**3.07 x 1.86 (10'0" x 6'1")**

with radiator, newly fitted carpet

### Bathroom

with newly fitted shower cubicle, wash hand basin and w.c, heated towel rail, partly tiled walls, wall cabinet

## EXTERNALLY

Gravelled and flagged rear yard/garden

Store shed

Off road car parking space to the rear

Access to rear service lane

## SERVICES

Mains water, electricity, gas and drainage.

Gas fired central heating.

High speed internet connection

## MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

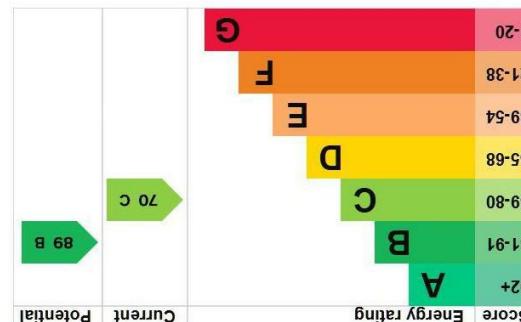




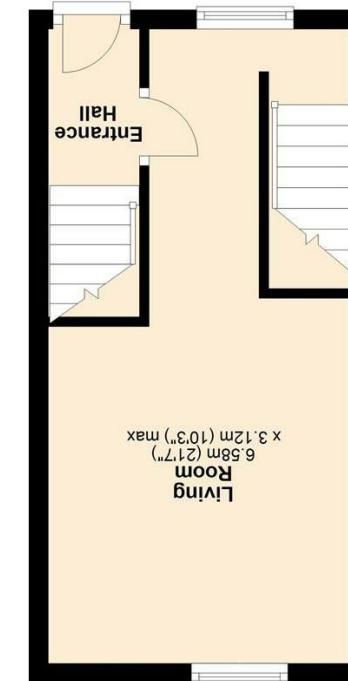


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THROUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.  
their working ability.

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



First Floor



Ground Floor



Lower Ground Floor