



**Tom Parry**

21 Glynllifon Street, Blaenau Ffestiniog, LL41 3DU

Offers in the region of £95,000

## 21 Glynllifon Street, Blaenau Ffestiniog, LL41 3DU

Tom Parry & Co are delighted to offer for sale this single fronted, inner terrace house occupying a roadside position in a convenient location within easy walking distance of the town's shops and amenities.

The property is in need of refurbishment, however it has the benefit of uPVC double glazing and a concreted rear yard with a covered lean to and clothes drying area.

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 also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes.

**BF1458**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

**Entrance Hallway opening to the**

#### Living/Dining Room

5.65 x 3.24 (18'6" x 10'7")

with fitted gas fire set in timber surround, corner cupboard and display plinth, tiled floor

#### Kitchen

4.02 x 2.25 (13'2" x 7'4" )

with a range of fitted wall and base units with worktop over, single drainer sink unit, electric hob and over, space and plumbing for washing machine, under stairs store cupboard, door out to rear and built-in cylinder/airing cupboard with fitted immersion heater

#### Shower/Wet Room

with 'Triton' shower and curtain, enclosed wash hand basin with fitted cupboards, low level WC and fully tiled walls

#### Covered Rear Porch

### FIRST FLOOR

#### Landing

with extending ladder to fully boarded attic

#### Bedroom 1

3.51 x 2.89 (11'6" x 9'5" )

with built in wardrobe

#### Bedroom 2

2.77 x 2.44 (9'1" x 8'0" )

with wall to wall railed wardrobe and curtain, fitted bookshelves

### EXTERNALLY

Concreted rear yard with a covered lean to and clothes drying area.

Block built detached store shed.

Pedestrian access to rear service lane.

### SERVICES

All mains services

### 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		89 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

