



Tom Parry

2 Barlwyd Terrace, Blaenau Ffestiniog, LL41 3RL

£129,500

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Tom Parry & Co are delighted to offer for sale this 2 bedroom, mid terrace cottage occupying a riverside location in a quiet residential area near the Ffestiniog Narrow Gauge Railway line to the rear. The town centre is approximately ¾ mile distance for local shopping facilities and amenities.

The cottage is fully modernised and has the benefit of uPVC double glazed windows.

All furniture and fittings included in the sale.

Viewing highly recommended.

The locality has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns at Blaenau Ffestiniog as well as 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 offers a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes, with the West Wales coast less than 10 miles away.

BF1607

The ACCOMMODATION comprises :-

GROUND FLOOR

Kitchen/Living Room

6.38 x 3.55 (20'11" x 11'7")

with hot and cold stainless steel sink unit; matching wall and base units; integrated fridge/freezer; electric oven and hob with hood over; laminated flooring; partly tiled walls; under stairs store cupboard; coal effect electric wall heater; door out to rear

FIRST FLOOR

Bedroom 1

3.57 x 2.75 (11'8" x 9'0")

with electric wall heater; downlights; access to 2nd floor

Bedroom 2

2.66 x 1.75 (8'8" x 5'8")

with electric wall heater

Bathroom

with shower cubicle; wash hand basin and w.c; fully tiled walls; downlights

SECOND FLOOR

Loft Space

with limited headroom; 2 roof windows

EXTERNALLY

Rear access

Gravelled seating area to the front is a communal area

SERVICES

Mains Water, Electricity and Drainage

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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

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