



Tom Parry

Argoed 8 Belle Vue, Blaenau Ffestiniog, LL41 4NU
Offers in the region of £142,500

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Tom Parry & Co are delighted to offer for sale this delightful two-bedroom terraced residence located in the picturesque village of Llan Ffestiniog. The property has been thoughtfully modernised and refurbished, featuring a contemporary kitchen and bathroom, along with essential updates such as rewiring and new windows.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home, which has been tastefully decorated throughout with an added benefit of a multi fuel stove creating a warm and inviting atmosphere. The property boasts two well-proportioned bedrooms and a notable feature of this residence is the lean-to rear entrance, which also serves as a utility space, enhancing the practicality of the home. The good-sized lawned garden at the rear is a true highlight, complete with a decking and seating area that provides a perfect spot for relaxation while enjoying the stunning views of the Moelwyn Mountains and Stwlan Dam.

There is a block-built garage to the rear offering additional storage or workshop space with the possibility of parking for a small car.

Early viewing is highly recommended.

The village of Llan Ffestiniog is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty. It is conveniently located within easy reach of the village shop and the historic slate quarrying town of Blaenau Ffestiniog and harbour town of Porthmadog are approximately 3 and 10 miles distance respectively providing shopping facilities and amenities.

BF1495	Bathroom
ACCOMMODATION (all measurements approximate)	with panelled bath, shower enclosure, vanity unit and WC, panelled walls, heated towel rail, downlights
GROUND FLOOR	EXTERNALLY
Entrance Porch with laminate flooring	Small enclosed front fore-garden Paved area to the rear and a good sized lawned garden enjoying superb views toward the Moelwyn Mountains and Stwlan dam Decking/seating area to the bottom of the garden Steps leading down to the rear service lane and a brick built garage with up and over door
Living Room/Dining Room 5.58m x 3.14m (18'3" x 10'3") with tiled surround and mantle over, slate hearth with multi fuel stove, dual aspect, laminate flooring, 2 radiators, stairs to first floor	SERVICES All mains services Gas fired central heating
Kitchen 4.11m x 2.00m (13'5" x 6'6") with hot and cold stainless steel sink, matching wall and base cupboards, granite worktops, electric oven and hob with canopy over, integrated fridge, partly tiled walls, downlights, dual aspect, laminate flooring, 1 radiator	MATERIAL INFORMATION Tenure: Freehold Council Tax Band 'A'
Lean-to Rear Entrance/Utility Room with wood effect double glazed entrance door and 2 windows on either side, plumbing for washing machine	

FIRST FLOOR

Landing with ceiling access hatch to roof space, fitted cupboard housing the wall mounted 'Worcester' gas fired central heating boiler
Bedroom 1 (front) 3.95m x 2.86m (12'11" x 9'4") with radiator and carpeted flooring

Bedroom 2 (rear) 2.67m x 2.37m (8'9" x 7'9") with radiator and carpeted flooring







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		
39-54	E		
21-38	F		
1-20	G		
		64 D	85 B