



Tom Parry

4 Leeds Street, Blaenau Ffestiniog, LL41 3HH

Offers invited £124,000

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Tom Parry & Co are delighted to offer for sale this well-presented, three-bedroom inner terrace residence offering a delightful blend of modern comfort and convenient living. The property is ideally located within easy walking distance of local shops and amenities, making it perfect for those who appreciate accessibility.

Upon entering, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The home has been fully refurbished to meet modern standards, ensuring a fresh and contemporary feel throughout. The newly fitted kitchen is a highlight equipped with a new electric oven and hob giving it a stylish finish. The bathroom has also been tastefully updated and modernised. A new gas fired central heating system has been installed with a 'Worcester' bosch boiler with 5 year warranty.

The property features new carpets that add warmth and comfort to each room. With three well-proportioned bedrooms, this home is perfect for families or those looking for extra space.

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 many scenic country walking routes.

BF1480

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Living Room

3.47 x 3.36 (11'4" x 11'0")

with coal effect electric fire, build in cupboards on either side, 1 radiator

Breakfast Room

3.82 x 2.12 (12'6" x 6'11")

with airing cupboard housing the gas fired central heating boiler, 1 radiator, under stairs store cupboard

Kitchen

2.88 x 2.52 (9'5" x 8'3")

with hot and cold stainless steel sink, matching wall and base units including electric oven and hob, partly tiled walls, 1 radiator

Bathroom

with panelled bath and shower attachment, wash hand basin, WC, partly tiled walls, 1 radiator

FIRST FLOOR

Bedroom 1

2.18 x 1.97 (7'1" x 6'5")

with 1 radiator, carpet flooring

Bedroom 2

3.07 x 2.42 (10'0" x 7'11")

with 1 radiator, carpet flooring

Bedroom 3

3.00 x 2.50 (9'10" x 8'2")

with 1 radiator, carpet flooring

EXTERNALLY

Gravelled rear yard with flower borders

Access to rear service lane

SERVICES

All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

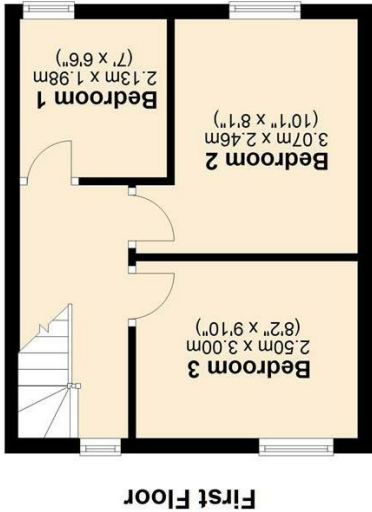
Council Tax Band 'A'







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	65 D	83 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

