



**Tom Parry**

2 Cae Ffridd, Tanygrisiau, LL41 3RE  
Offers in the region of £170,000

## 2 Cae Ffridd, Tanygrisiau, LL41 3RE

Tom Parry & Co are delighted to offer for sale this well presented mid-terrace property, perfect for families or those seeking a peaceful retreat. This delightful residence boasts three spacious bedrooms, ensuring ample room for relaxation and comfort.

Upon entering, you will find two inviting reception rooms that provide a warm and welcoming atmosphere. The property features modern kitchen and bathroom fittings, including a convenient independent WC on the ground floor plus the additional benefit of a utility room to the rear, enhancing the functionality of the living space. The property is equipped with oil-fired central heating and an immersion tank for hot water.

The outdoor areas are equally appealing, with a slabbed patio and a lawned garden at the front, offering a perfect spot to bask in the sun while taking in the stunning open views of the surrounding mountains. The Ffestiniog Railway Train also passes in front of the house.

Please note there is a parcel of land with shed and dedicated car parking space at the rear, This was initially to be purchased separately but now is included.

BF1481

### ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

with quarry tiled flooring, 1 radiator, under stairs storage, stairs to first floor

#### Front Sitting Room

4.00 x 3.49 (13'1" x 11'5" )

with inglenook fireplace and slate hearth, 1 radiator, carpet flooring,

#### Kitchen

2.92 x 2.28 (9'6" x 7'5" )

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

#### Living Room

4.30 x 3.05 (14'1" x 10'0" )

with inglenook fireplace and slate hearth, dual aspect, fitted shelving, carpet flooring, 1 radiator

#### Utility Room

2.34 x 1.51 (7'8" x 4'11" )

with vinyl flooring, plumbing for automatic washing machine, wall cupboard and fitted shelving, 'Velux' window, door out to rear

#### Inner Hallway

with a floor standing 'Worcester' oil fired boiler, fitted shelving

#### Independent WC

with wash hand basin, WC, vinyl flooring

### FIRST FLOOR

#### Landing

with fitted shelving, carpet flooring

#### Bedroom 1 (front)

2.67 x 4.34 (8'9" x 14'2" )

with carpet flooring, 1 radiator

#### Bedroom 2 (rear)

3.62 x 2.64 (11'10" x 8'7" )

with carpet flooring, 1 radiator

#### Bedroom 3 (rear)

2.50 x 3.18 (8'2" x 10'5" )

with carpet flooring, 1 radiator, fitted desk, cupboard housing the immersion tank, built in cupboard with shelving

#### Bathroom

with panelled bath and shower attachment over with shower screen, wash hand basin, WC, fully tiled walls, vinyl flooring, 1 radiator

### EXTERNALLY

Slabbed patio area to the front with a garden laid to lawn.

Small concreted rear yard and grassed area for oil tank and clothes line.

Please note there is a large parcel of land with a shed and dedicated car parking space at the rear, it was initially to be purchased separately this is now included.

### SERVICES

Mains electricity and drainage

Oil fired central heating

Immersion heater/tank

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

Vacant possession.







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		
		74 C	
		87 B	

