

Tom Parry



4 Gladstone Terrace, Blaenau Ffestiniog, LL41 3EB

£84,995

- Established residential area in close proximity to the town centre
 - Ideal starter home
 - uPVC double glazing
- Gas fired central heating
 - Two bedrooms



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Tom Parry & Co are delighted to offer for sale this cosy cottage on Gladstone Terrace in the charming town of Blaenau Ffestiniog!

This delightful 2-bedroom house is the ideal starter home for anyone looking to settle in this picturesque location. With its cosy atmosphere and convenient layout, this property offers a perfect blend of comfort and functionality. Located in a peaceful neighbourhood, this house provides a tranquil retreat from the hustle and bustle of everyday life. Don't miss the opportunity to make this lovely house your new home in beautiful Blaenau Ffestiniog!

Our Ref: BF1419

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Lobby

opening to:

Living Room

5.21 x 4.66 (17'1" x 15'3")

with gas fire set in tiled surround; under stair storage; pine wall panelling; TV display plinth and two radiators

Kitchen/Breakfast Room

3.76 x 3.59 (12'4" x 11'9")

with a range of wall and base units; stainless steel sink and drainer; space and plumbing for washing machine; gas fired central heating boiler; radiator and door to rear

FIRST FLOOR

Landing

with airing cupboard housing hot water heater and radiator

Bedroom 1

3.06 x 2.94 (10'0" x 9'7")

with radiator

Bedroom 2

2.87 x 2.19 (9'4" x 7'2")

with radiator

Bathroom

with corner bath with shower over; pedestal wash basin; low level WC and radiator

EXTERNALLY

The property has the benefit of a small yard with access to a rear service lane

SERVICES

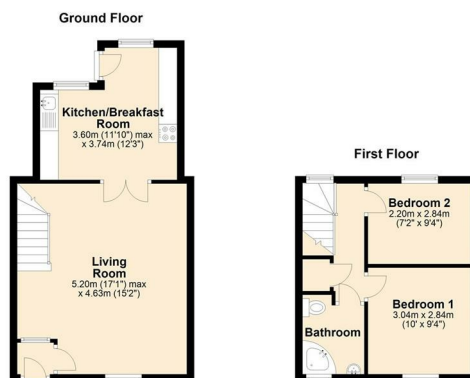
All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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 Brown Energy Assessments. All rights reserved.
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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.

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