



# Tom Parry

Bryn Eglwys 30 Church Street, Blaenau Ffestiniog, LL41 3HD

Offers in the region of £125,000



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Tom Parry & Co are delighted to offer for sale this traditional stone and slate end terrace cottage occupying a roadside position in the town centre.

The property has the benefit of an impressive Inglenook fireplace, gas fired central heating, and a charming tiered garden to the rear.

Several improvements have been made to this property to include a new slated roof and insulation, it has been re-wired and equipped with new plumbing. The current owner has had a new boiler installed, brand new double glazed windows to front and rear, along with a new ground floor structure. All internal walls have also been renewed.

This is an ongoing project and the remainder of the work is to be completed by the purchaser, however it also allows potential purchasers a blank canvas to complete the project to their own specification. Once finished, it has great potential to be a fantastic family home.

Viewing is recommended.

## BF1343

The **ACCOMMODATION** comprises :-  
[all measurements are approximate]

## GROUND FLOOR

Entrance Hall opening to the :-

### Lounge

4.74 x 4.01 (15'6" x 13'1")

with a feature inglenook fireplace housing the multi fuel stove; exposed ceiling beams

### Kitchen

4.91 x 1.97 (16'1" x 6'5")

with door out to rear; no fittings

### Washroom

with with w.c; wash hand basin

## FIRST FLOOR

### Landing

with airing cupboard housing the gas fired central heating boiler

### Bedroom 1

2.72 x 2.40 (8'11" x 7'10")

### Bedroom 2

3.23 x 1.97 (10'7" x 6'5")

### Bedroom 3

2.74 x 2.30 (8'11" x 7'6")

### Bathroom

no fittings

## EXTERNALLY

Small front fore garden

Steps up to rear garden area

## SERVICES

All mains services

## MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'



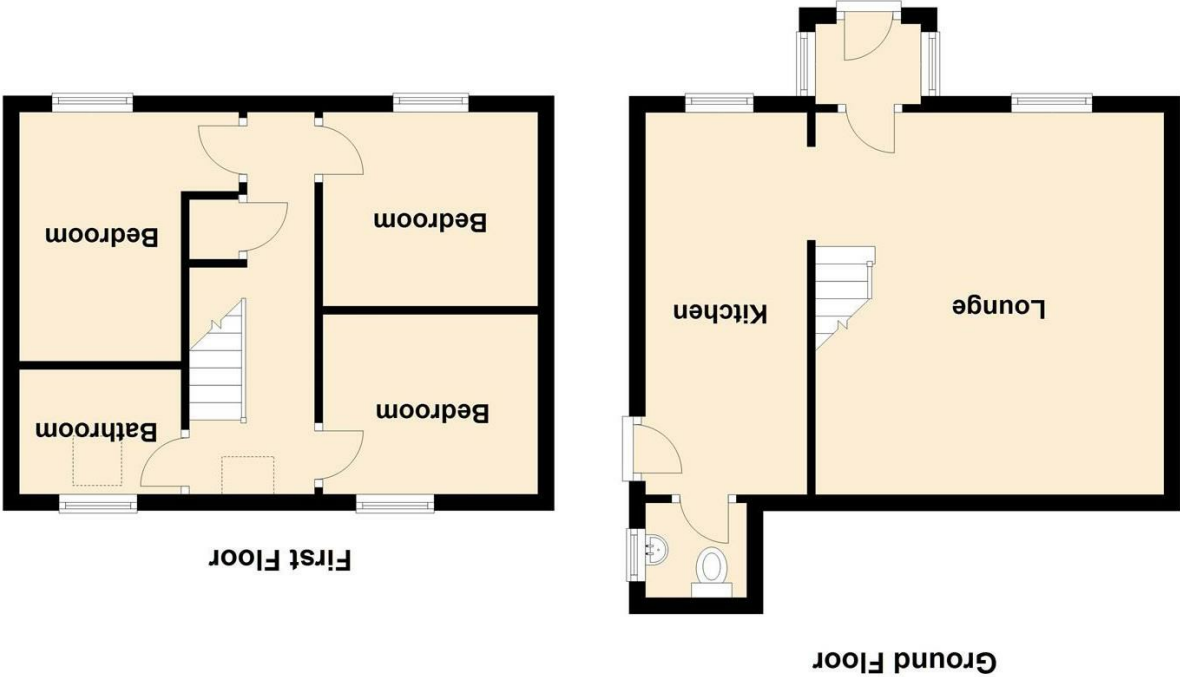






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED 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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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		
		56 D	88 B

