



# Tom Parry

3 Bowydd View, Blaenau Ffestiniog, LL41 3YW

Auction Guide £100,000



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#### Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### GENERAL INFORMATION

Tom Parry & Co are delighted to offer for sale this three storey, 4 bedroom inner terraced property with a lawned garden area to the front enjoying superb views over Cwm Bowydd Valley and surrounding hills. It is conveniently located within easy walking distance of the Londis Store, primary and secondary schools, park, swimming pool, leisure and health centres.

The accommodation briefly comprises a lounge/dining room and kitchen to the ground floor, three bedroom to the first floor anda further bedroom and bathroom to the second floor.

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.

**BF1372**

#### ACCOMMODATION

(all measurements approximate)

#### GROUND FLOOR

##### Lounge/Dining Room

6.77 x 3.54 (22'2" x 11'7")

with a tiled fireplace housing the mains gas fire; 1 radiator; carpet flooring; dual aspect

##### Kitchen

5.12 x 2.56 (16'9" x 8'4")

with hot and cold stainless steel sink; fitted wall and base cupboards with formica worktops; partly tiled walls; plumbing for automatic washing machine; 1 radiator; door out to rear

#### FIRST FLOOR

##### Landing

with 1 radiator

##### Bedroom 1

2.27 x 2.08 (7'5" x 6'9")

1 radiator

##### Bedroom 2

3.13 x 3.11 (10'3" x 10'2")

1 radiator

##### Bedroom 3

3.13 x 3.11 (10'3" x 10'2")

with airing cupboard housing the gas fired central heating boiler; 1 radiator

#### SECOND FLOOR

##### Bathroom

with shower cubicle; panelled bath; wash hand basin and WC; 1 radiator

##### Bedroom 4

4.86 x 1.90 (15'11" x 6'2")

with 'Velux' window; 1 radiator

#### EXTERNALLY

Good sized gardens to the front in two section with store shed.

Flagged rear yard with personal door to a single garage with up and over door.

#### SERVICES

All mains services

#### MATERIAL INFORMATION

Tenure:

Council Tax Band 'C'



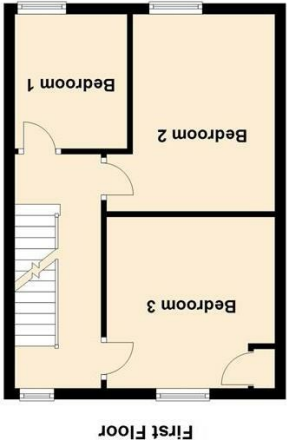
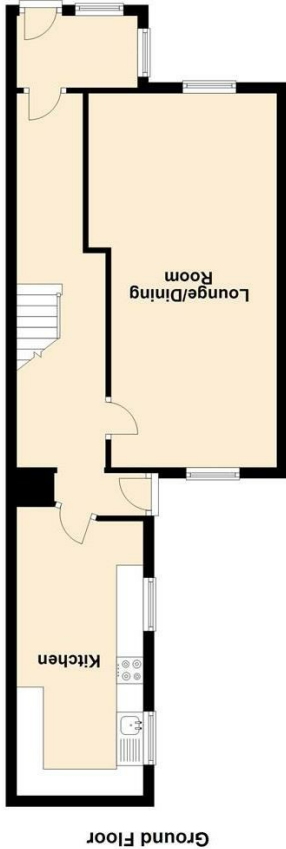






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED 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	50 E	
21-38	F		
1-20	G		

