



23 Glanypwll Road, Blaenau Ffestiniog LL41 3NR

£125,000

- A semi-detached house
- Situated approximately half a mile from the town centre
 - 2 Bedrooms and Attic Bedroom
 - uPVC double glazing
 - Gas fired central heating
 - Spacious kitchen and bathroom
 - Yard to the side
 - Useful basement store rooms
 - No onward chain

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A traditional stone and slate, semi-detached cottage situated approximately half a mile from the town's shops and amenities.

The property has the benefit of gas fired central heating (with a new boiler installed approximately 12 month ago), uPVC double glazing, yard to the side and good sized basement with scope for modernisation and refurbishment.

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.

Ref: BF1216

The Accommodation comprises
(all measurements approximate)

Ground Floor

Entrance Hall

with uPVC double glazed entrance door, stairs to first floor

Living Room

12'2" x 10'11" (3.72m x 3.33m)

with timber surround fireplace housing the coal effect electric fire, radiator

Kitchen/Breakfast Room

13'9" x 11'10" (4.20m x 3.61m)

with a range of fitted wall and base units including single drainer stainless steel sink unit, cooker hood, worktops, tiled surrounds, arched alcove with fitted shelving, radiator, understairs store cupboard housing the wall mounted gas fired central heating boiler, uPVC double glazed door out to rear

First Floor

Landing

with radiator

Bedroom 1

12'2" x 8'11" (3.71m x 2.73m)

with radiator

Bedroom 2

10'4" x 10'3" (3.17m x 3.13m)

with radiator

Bathroom

with white suite comprising panelled bath and shower attachment over, shower screen, "Vanity" unit and w.c., partly tiled walls, radiator, electric wall heater

Attic

Bedroom 3

15'6" x 14'9" limited headroom (4.74m x 4.52m limited headroom)

with "Velux" roof window, exposed ceiling beams, radiator

Outside

Steps from roadside; right of way access to neighbouring property, steps down to:-

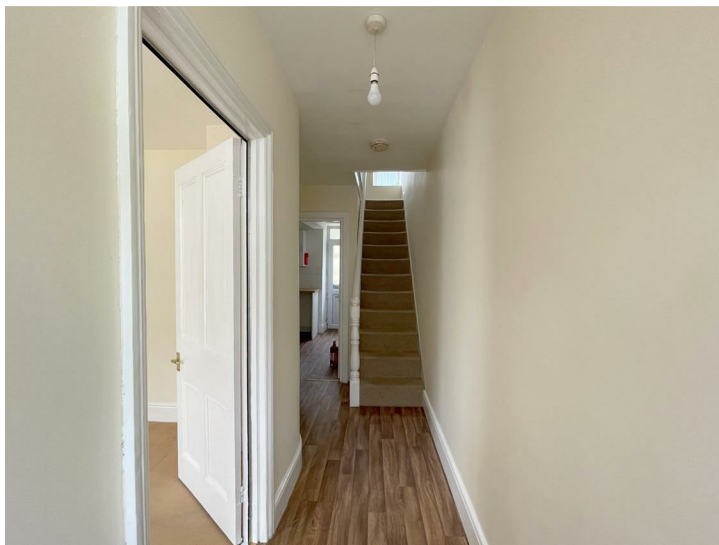
Enclosed crazy paved patio area to the side, steps up to rear entrance door; steps down to small yard and access in to: -

Basement store room and further 2 through rooms with scope for modernisation and refurbishment

Services

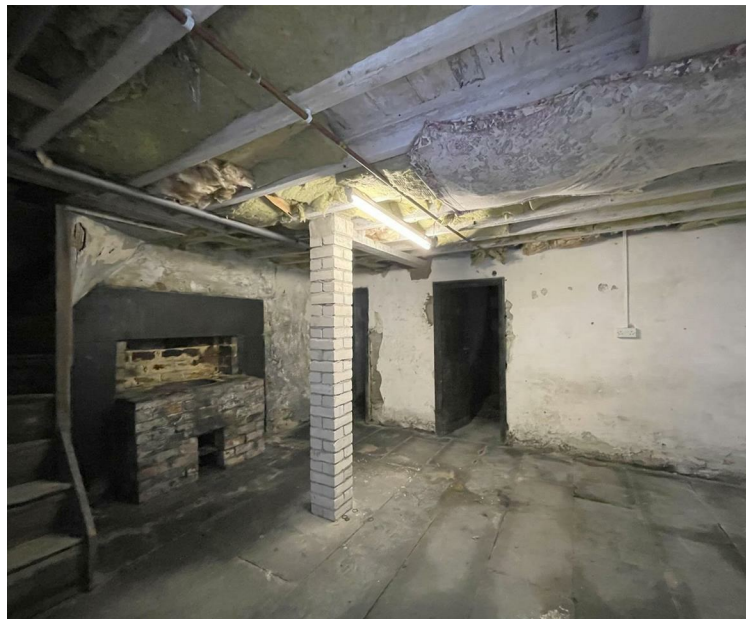
All mains services

Gas fired central heating



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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.



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