



Tom Parry

15 Park Square, Blaenau Ffestiniog, LL41 3AD

Offers in the region of £125,000

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Tom Parry & Co are delighted to offer for sale this delightful 2 bedroom mid-terrace house on Park Square.

The property features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The two bedrooms are generously sized, making them ideal for a small family or as guest rooms. The bathroom is thoughtfully designed, ensuring comfort and convenience.

Situated in a popular residential area, this home is conveniently located near the town centre, allowing easy access to local amenities, shops, and services. The property benefits from gas-fired central heating and double-glazed windows.

Ideal starter home.

Internal viewing highly recommended.

OUR REF: BF1542

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway leading to the :-

Living Room

3.50 x 3.24 (11'5" x 10'7")

with 1 radiator, under stairs store cupboard

Kitchen/Diner

4.31 x 2.20 (14'1" x 7'2")

with hot and cold stainless steel sink, matching wall and base units, worktops, partly tiled walls, 1 radiator, wall mounted gas fired central heating boiler, door out to rear

FIRST FLOOR

Bedroom 1

3.87 x 2.42 (12'8" x 7'11")

with 1 radiator

Bedroom 2

3.07 x 2.62 (10'0" x 8'7")

with 1 radiator

Bathroom

with panelled bath and shower attachment, wash hand basin, WC, 1 radiator

EXTERNALLY

Gravelled front fore garden

Concreted rear yard with access to rear service lane

SERVICES

All mains services

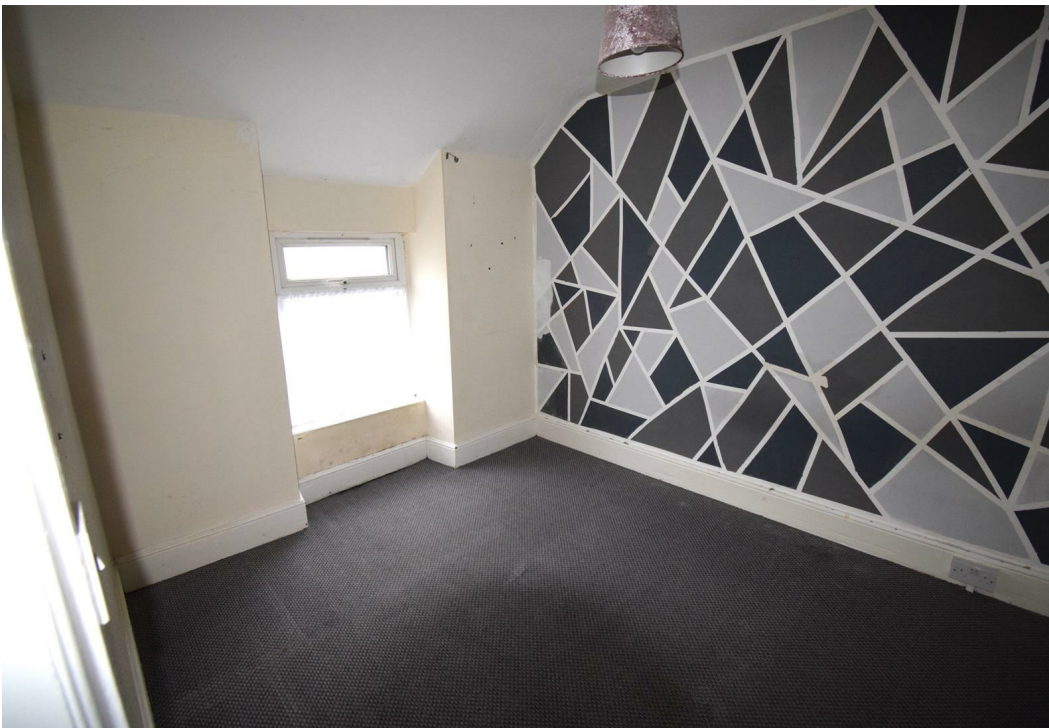
Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - A







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.

