



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

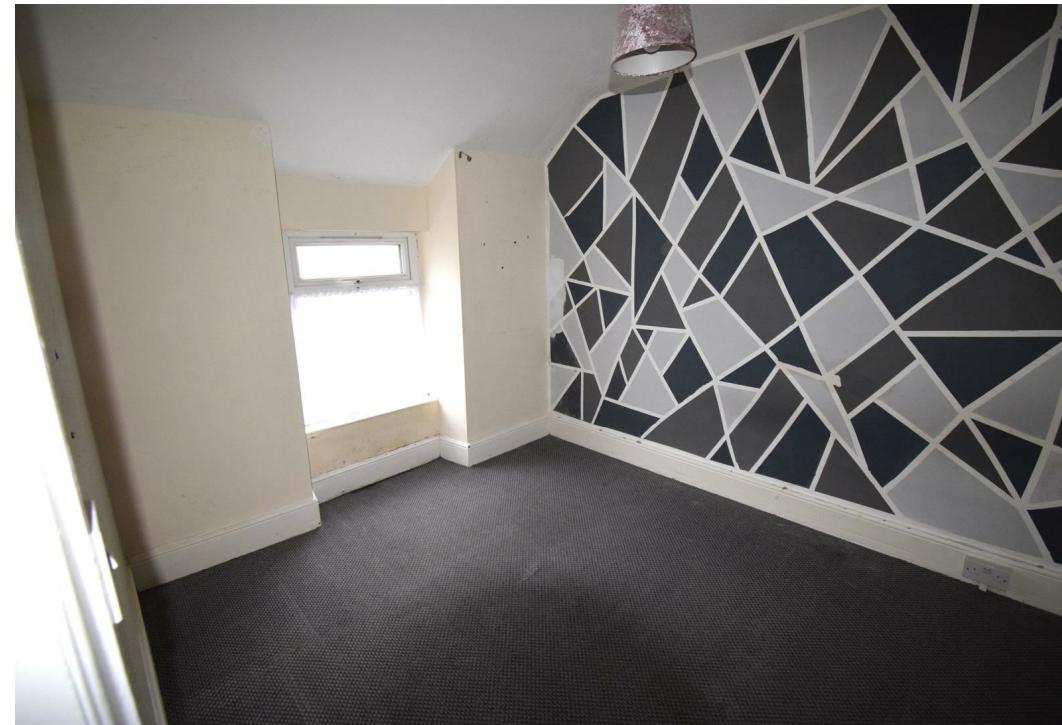
All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - A





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their working ability.

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

