



Tom Parry

3 Peniel Terrace, Blaenau Ffestiniog, LL41 4LP
Offers in the region of £120,000

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Tom Parry & Co are delighted to offer for sale this charming four-storey, mid-terrace residence offering an opportunity for those looking to create their dream home. With two well-proportioned bedrooms and an additional attic room, this property provides ample space for comfortable living.

The house features three reception rooms. The dining room and scullery present exciting potential for conversion into an additional bedroom and en-suite, allowing for further expansion to suit your needs.

The property is equipped with a white bathroom suite, although it is in need of modernisation and refurbishment, providing a blank canvas for the discerning buyer to stamp their own style.

Situated in a village centre location, residents will benefit from the local amenities and the vibrant community that Ffestiniog has to offer.

The property also benefits from a large double garage to the rear.

Internal viewing highly recommended.

No onward chain.

OUR REF: BF1531

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Porch into hallway

with night storage heater

Living Room

3.60 x 3.42 (11'9" x 11'2")

with slate surround fireplace housing a coal effect mains gas fire, stairs to lower ground floor

Dining/Breakfast Room

3.32 x 2.70 (10'10" x 8'10")

with built in store cupboard

Scullery

2.68 x 1.44 (8'9" x 4'8")

with hot and cold stainless steel sink unit, wall cupboard

LOWER GROUND FLOOR

Sitting Room

3.54 x 3.35 (11'7" x 10'11")

with timber over mantle, coal effect electric fire, night storage heater, door to shower room, door to store room (old coal store)

Shower Room

with shower cubicle, wash hand basin, WC, heated towel rail

Kitchen

3.60 x 3.60 (11'9" x 11'9")

with hot and cold sink, matching wall and base units, electric oven and gas hob, dishwasher, night storage heater, door out to rear

FIRST FLOOR

Landing

with walk in airing cupboard housing the hot water cylinder

Bedroom 1

4.87 x 2.80 (15'11" x 9'2")

with night storage heater

Bedroom 2

2.71 x 2.61 (8'10" x 8'6")

with wall light

Bathroom

with panelled bath, wash hand basin, WC, partly tiled walls, mirrored cupboard

SECOND FLOOR

Attic Room

4.85 x 5.60 (15'10" x 18'4")

with limited headroom

EXTERNALLY

Flagged rear garden with flower borders

Garage come workshop

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

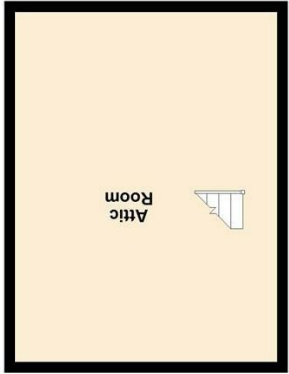
Council Tax Band - A







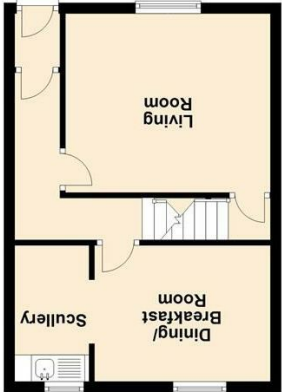
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



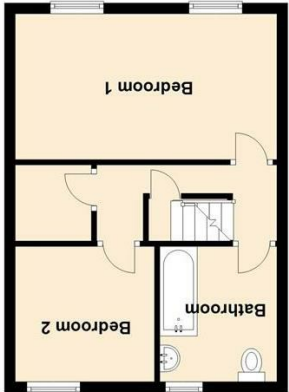
Second Floor



Lower Ground Floor



Ground Floor



First Floor

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		
		50 E	
			73 C

