



Tom Parry

34 Fron Fawr, Blaenau Ffestiniog, LL41 3YD

£110,000

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Tom Parry and Co are delighted to offer this delightful 3 Bed mid-terrace house in the charming area of Fron fawr it presents an excellent opportunity for families seeking a comfortable and inviting home.

Upon entering, you will find two spacious reception rooms that offer versatility for both relaxation and entertaining. The gas-fired central heating ensures a warm and cosy atmosphere throughout the colder months, providing a welcoming environment for all.

The property features both front and back gardens, perfect for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space enhances the overall appeal of the home, allowing for a peaceful retreat right at your doorstep.

With no onward chain, this property is ready for you to move in without delay, making it an attractive option for those looking to settle in this picturesque part of Wales. Blaenau Ffestiniog is known for its stunning landscapes and rich history, providing a wonderful backdrop for family life.

In summary, this three-bedroom mid-terrace house in Blaenau Ffestiniog is a fantastic opportunity for anyone seeking a family home . With its ample living space, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your own.

Our Ref: BF1540

ACCOMMODATION

All measurements are Approximate.

GROUND FLOOR

Entrance Hallway

With Radiator

Living Room

3.52 x 3.52 (11'6" x 11'6")

With coal effect mains gas fire and radiator with a built in store cupboard and T.V point.

Kitchen/Diner

With hot and cold stainless steel sink matching wall and base kitchen units with partially tiled wall. Wall mounted gas central heating boiler, 1 radiator and door with access to rear garden.

Bathroom

With W.C panelled bath shower unit wash hand basin and 1 radiator .

FIRST FLOOR

Bedroom 1

4.43 x 3.35 (14'6" x 10'11")

with Radiator.

Bedroom 2

2.98 x 2.20 (9'9" x 7'2")

With radiator

Bedroom 3

3.74 x 2.78 (12'3" x 9'1")

With radiator.

EXTERNALLY

Small Lawned front garden area.

Rear garden good sized lawn with stone shed for storage and 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.

