



**Tom Parry**

**38 Lord Street, Blaenau Ffestiniog, LL41 3AU**  
**Offers in the region of £99,950**

## 38 Lord Street, Blaenau Ffestiniog, LL41 3AU

Tom Parry & Co are delighted to offer for sale this three storey, terraced property conveniently situated within easy reach of the town's shops and amenities.

The property briefly comprises of a spacious living and kitchen area to the ground floor with a separate utility room at the back, two bedrooms and a bathroom to the first floor, and a sizeable attic room to the second floor.

The property benefits from gas fired central heating, uPVC double glazing and a concreted rear yard with steps up to a gravelled.

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.

**BF1429**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Entrance Hallway

with radiator

#### Front Living Room

3.73 x 3.44 (12'2" x 11'3")

with timber surround fireplace and coal effect mains gas fire, 1 radiator

#### Kitchen/Dining Room

3.31 x 2.62 (10'10" x 8'7")

with hot and cold stainless steel sink, matching wall and base units, partly tiled walls, 1 radiator

#### Utility Room

2.07 x 2.04 (6'9" x 6'8")

with fitted shelving and worktops, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, door out to rear

### FIRST FLOOR

#### Bedroom 1

3.77 x 2.43 (12'4" x 7'11")

with 1 radiator

#### Bedroom 2

2.98 x 2.95 (9'9" x 9'8")

with 1 radiator

#### Bathroom

with panelled bath, wash hand basin and w.c, 1 radiator, partly tiled walls

### SECOND FLOOR

#### Attic Room

4.49 x 2.61 (14'8" x 8'6")

with eaves storage areas, 'Velux' window

### EXTERNALLY

Concreted rear yard and steps up to a gravelled patio area.

Access to rear service lane.

Street parking.

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'

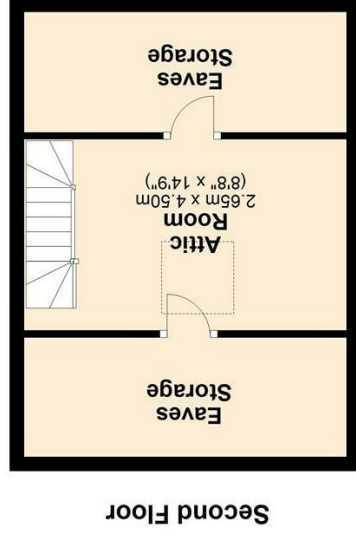
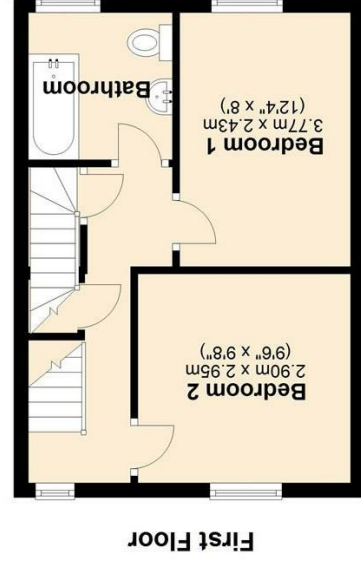
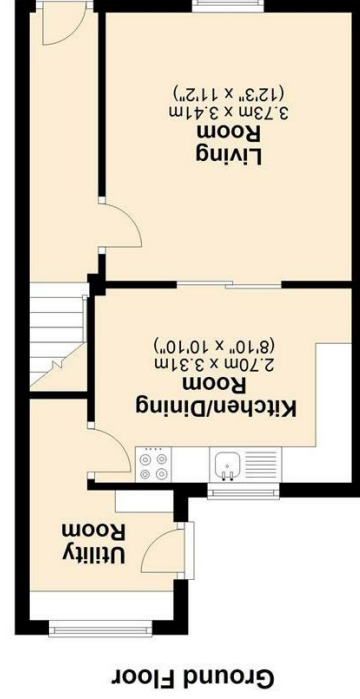






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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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		
		61 D	87 B

