



**Tom Parry**

2 Dorvil Street, Blaenau Ffestiniog, LL41 3UY

**£175,000**

## 2 Dorvil Street, Blaenau Ffestiniog, LL41 3UY

Nestled on the charming Dorvil Street in the picturesque town of Blaenau Ffestiniog, this beautifully refurbished terraced house offers a delightful blend of modern living and traditional character. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by a large inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the spacious kitchen/diner, which is designed to be both functional and stylish, making it an ideal setting for family meals and gatherings with friends.

The property boasts two bathrooms, ensuring convenience for all residents. Each bedroom is thoughtfully designed to create a comfortable retreat, with plenty of natural light and space for personal touches.

For those with a vehicle, there is parking available for one car, adding to the practicality of this lovely home. The location in Blaenau Ffestiniog offers a unique opportunity to enjoy the stunning natural beauty of the surrounding area, with easy access to local amenities and transport links.

This terraced house is a rare find, combining modern comforts with a welcoming atmosphere. It is ready for you to move in and make it your own. Don't miss the chance to view this exceptional property.

### Accommodation:- comprises:-

(all measurements are approximate)

### GROUND FLOOR

#### Entrance Hall

with radiator, uPVC entrance door and tiled flooring; Staircase leading to the first floor, doors leading to lounge

#### Living Room/Dining Area

6.77m x 3.59m ( 22'2" x 11'9" )

With slate faced fireplace set in arched wall and fitted with electric fire , laminate flooring, 2 radiators, 2 large upvc double glazed windows to front and rear elevations.

#### Lobby

Rear entrance door opening onto a platform with steps leading down to the rear yard/parking area. Door into shower room and stairs down to lower ground floor

#### Shower Room

1.52m x 2.44m ( 5 x 8 )

Large shower cubicle with rainfall shower, pedestal sink and close coupled toilet. Tiled floor, radiator and 2 upvc windows

### LOWER GROUND FLOOR

#### Kitchen

6.10m x 3.66m ( 20 x 12 )

With range of fitted units and breakfast bar/island, 1.5 stainless steel sink unit, integrated double oven and induction hob, with angled extractor hood. Plumbing for washing machine/dishwasher

#### Utility Room

With tiled flooring, plumbing for washing machine and dishwasher, Worcester Bosch combi gas boiler

### FIRST FLOOR

#### Landing

With radiator and laminate flooring staircase leading to the Attic room, doors leading to 3 bedrooms and large family bathroom

#### Bathroom

3.05m x 2.44m ( 10 x 8 )

Double ended panelled bath with shower over, pedestal wash hand basin and close coupled w.c., radiator, built-in airing cupboard, upvc double glazed window

#### Front Bedroom 1

3.35m x 3.35m ( 11 x 11 )

With radiator, laminate flooring, upvc double glazed window

#### Front Bedroom 2

2.57m x 1.92m ( 8'5" x 6'3" )

With laminate flooring, radiator, upvc double glazed window

#### Rear Bedroom 3

3.79m x 3.16m ( 12'5" x 10'4" )

With radiator, laminate flooring, upvc double glazed window

#### Landing

with "Velux" roof-light, eaves cupboard

#### Attic Room

3.85m x 3.85m ( 12'7" x 12'7" )

With "Velux" roof-light, door opening into eaves, radiator and laminate flooring

#### Outside

Small enclosed front garden

Parking area to the rear

Store Shed

Services

All mains services

#### Services

All mains services







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.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	61 D	
69-80	C		
81-91	B		
92+	A		82 B

