



Tom Parry

Cymerau , Ffestiniog, LL41 4NU
Offers in the region of £139,500

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Tom Parry & Co are delighted to offer for sale this 3 bedroom, end of terrace residence offering a perfect blend of modern living and traditional character.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and comfort, perfect for both relaxation and entertaining. The modern fitted kitchen is a highlight of the home, providing a stylish and functional space for culinary enthusiasts. The property features three well-proportioned bedrooms, ensuring ample accommodation for family or guests. The contemporary bathroom adds to the convenience of this lovely residence.

An additional attic room on the second floor offers versatile options, whether it be a home office, playroom, or extra storage space. The uPVC windows and doors throughout the property not only enhance energy efficiency but also contribute to the overall aesthetic appeal.

Situated in a convenient village centre location, this home is well-placed for local amenities and transport links. This property is a wonderful opportunity to acquire a charming home in a picturesque setting.

BF1494

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

Lounge

6.59 x 4.87 (21'7" x 15'11")

with fireplace housing a wood burning stove, triple aspect, 2 radiators, under stairs store cupboard, laminate flooring

Kitchen

4.74 x 2.49 (15'6" x 8'2")

with hot and cold stainless steel sink, matching wall and base units, worktops, cooker hood, wall mounted gas fired central heating boiler, 1 radiator, tiled flooring, door out to rear

FIRST FLOOR

Landing

with walk in airing cupboard, 1 radiator

Bedroom 1

3.57 x 3.12 (11'8" x 10'2")

with 1 radiator

Box Room

1.65 x 1.32 (5'4" x 4'3")

with 1 radiator

Bedroom 2

4.90 x 2.45 (16'0" x 8'0")

with 1 radiator, triple aspect

Bathroom

with corner bath, shower cubicle, wash hand basin and WC, fully tiled walls, heated towel rail

SECOND FLOOR

Attic Room

4.81 x 4.15 (15'9" x 13'7")

with limited headroom, eaves storage space, 1 radiator

EXTERNALLY

Good sized garden area to the rear with access to side service lane
Stone built store shed

SERVICES

All mains services
Gas fired central heating

MATERIAL INFORMATION

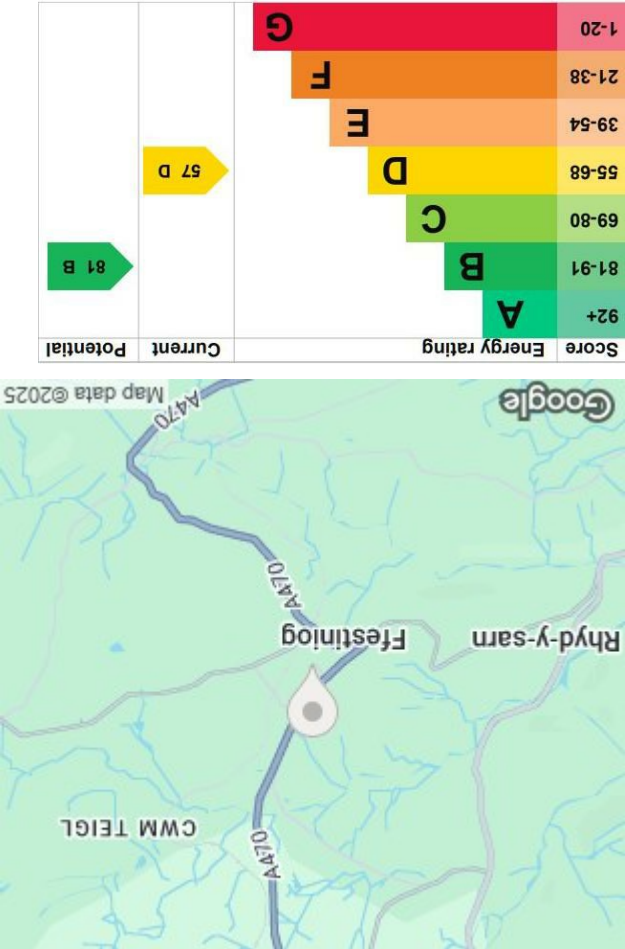
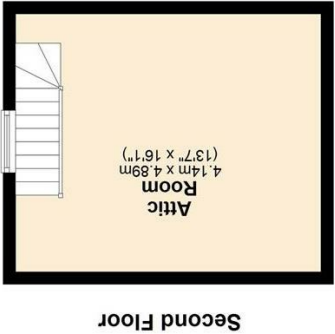
Tenure: Freehold
Council Tax Band 'B'







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
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		57 D	81 B