



Tom Parry

2 Cromwell Street, Blaenau Ffestiniog, LL41 3HG

Offers in the region of £130,000

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Tom Parry & Co are delighted to offer for sale this 4 bedroom end of terrace property, set in a side road in the town of Blaenau Ffestiniog.

Upon entry to the property you are greeted by an entrance hallway that leads to a large living room and a kitchen/breakfast area to the rear.

To the first floor there are 4 sizeable bedrooms, with the fourth bedroom being the entryway into the bathroom that has the benefit of a spacious shower cubicle.

Viewing highly recommended.

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 and many scenic country walking routes.

BF1514

ACCOMMODATION comprises :-
(all measurements approximate)

GROUND FLOOR

Entrance Hallway

1 radiator, open space underneath stairs.

Living Room/Dining Room

6.34 x 3.65 (20'9" x 11'11")

with carpet flooring; radiator; dual aspect windows, timber surround fireplace housing mains gas fire,

Kitchen/Breakfast

5.72 x 2.61 (18'9" x 8'6")

with laminate flooring; a range of wall and base cupboards with worktop over; partly tiled walls, plumbing for washing machine, stainless steel sink & drainer; door out to rear and side street.

FIRST FLOOR

Office

2.56 x 2.09 (8'4" x 6'10")

with carpet flooring; window.

Bedroom 2

3.50 x 2.91 (11'5" x 9'6")

with carpet flooring; radiator; window.

Bedroom 3

3.53 x 2.91 (11'6" x 9'6")

with carpet flooring; radiator; airing cupboard housing the 'Potterton' gas fired central heating boiler

Office

3.42 x 2.60 (11'2" x 8'6")

with radiator, dual aspect, 'Velux' window

Bathroom

with carpet flooring; shower cubicle, wash hand basin and WC, radiator, panelled walls.

EXTERNALLY

Flagged and concreted rear yard with lockup store shed

Access to rear service lane

SERVICES

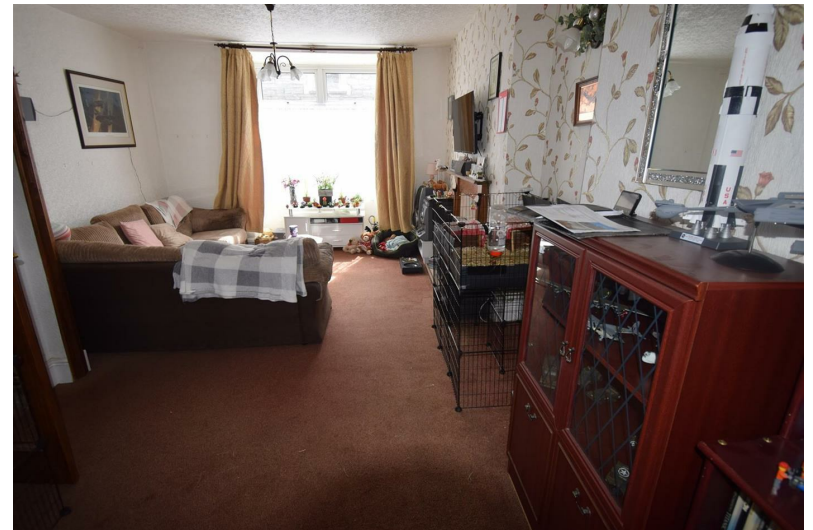
All mains services

Gas fired central heating boiler

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'

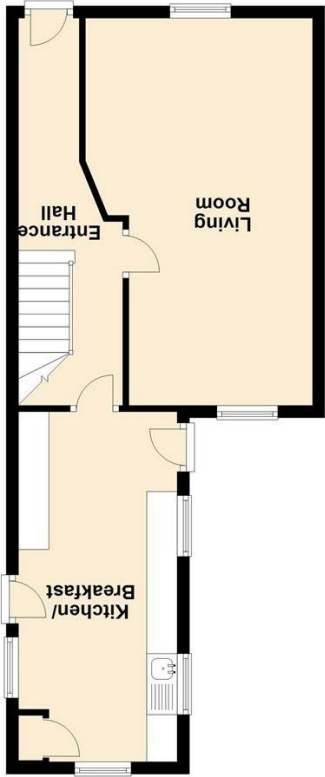






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

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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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

