



**Tom Parry**

4 Tai'r Foel, Blaenau Ffestiniog, LL41 3PB  
Offers in the region of £75,000

## 4 Tai'r Foel, Blaenau Ffestiniog, LL41 3PB

Tom Parry & Co are delighted to offer for sale this two bedroom, stone built, end of terrace residence presenting a unique opportunity for those looking for a project.

The property is part way through a renovation project with a new central heating system fitted but not connected. Additionally, various re-plastering works have been undertaken, laying a solid foundation for further enhancements. This presents a fantastic opportunity for the discerning buyer to put their personal touch on the remaining works needed to complete the home to their specifications.

The remainder of works are to be carried out by the buyer.

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.

**BF1489**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Open Plan Kitchen/Living Room

5.04 x 3.84 (16'6" x 12'7")

with temporary sink base unit, radiator (not connected) and under stair store with boiler (not connected)

### FIRST FLOOR

#### Landing

with radiator (not connected)

#### Bedroom 1 (front)

2.28 x 3.09 (7'5" x 10'1")

with electric radiator

#### Bedroom 2 (rear)

2.15 x 2.52 (7'0" x 8'3")

with electric radiator

#### Bathroom

1.54 x 2.19 (5'0" x 7'2")

with radiator (not connected) but with no sanitaryware

### EXTERNALLY

There is a small paved terrace to the front behind a stone wall

Steps lead from the rear up to a sloping raised overgrown garden

The rear has been partially excavated

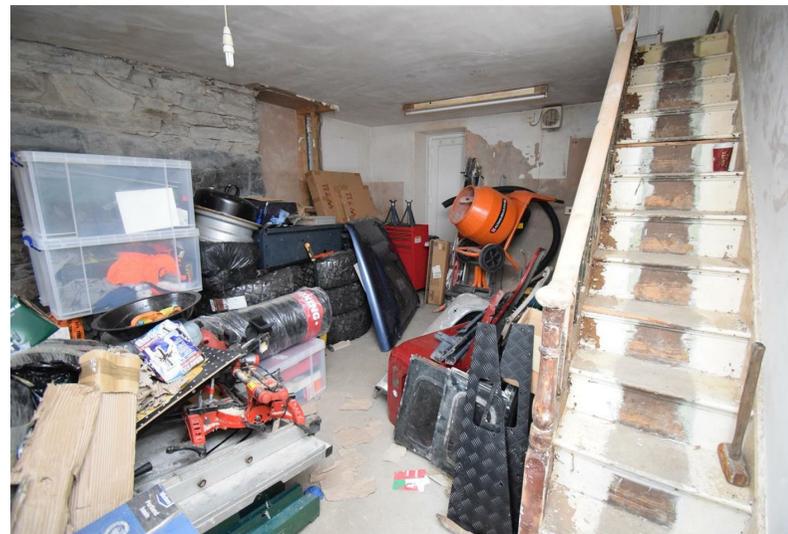
### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - Deleted







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             |         |           |
|       |               | 90 B    | 14 G      |

