



Tom Parry

Moelwyn View Lord Street, Blaenau Ffestiniog, LL41 3BB

Offers in the region of £149,995

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Tom Parry & Co are delighted to offer for sale this traditional stone and slate, 3 bedroom, semi-detached residence situated within easy walking distance of the town's shops and amenities.

The property is currently undergoing renovation works and will be sold with a newly fitted kitchen and downstairs bathroom. Description of works available upon request.

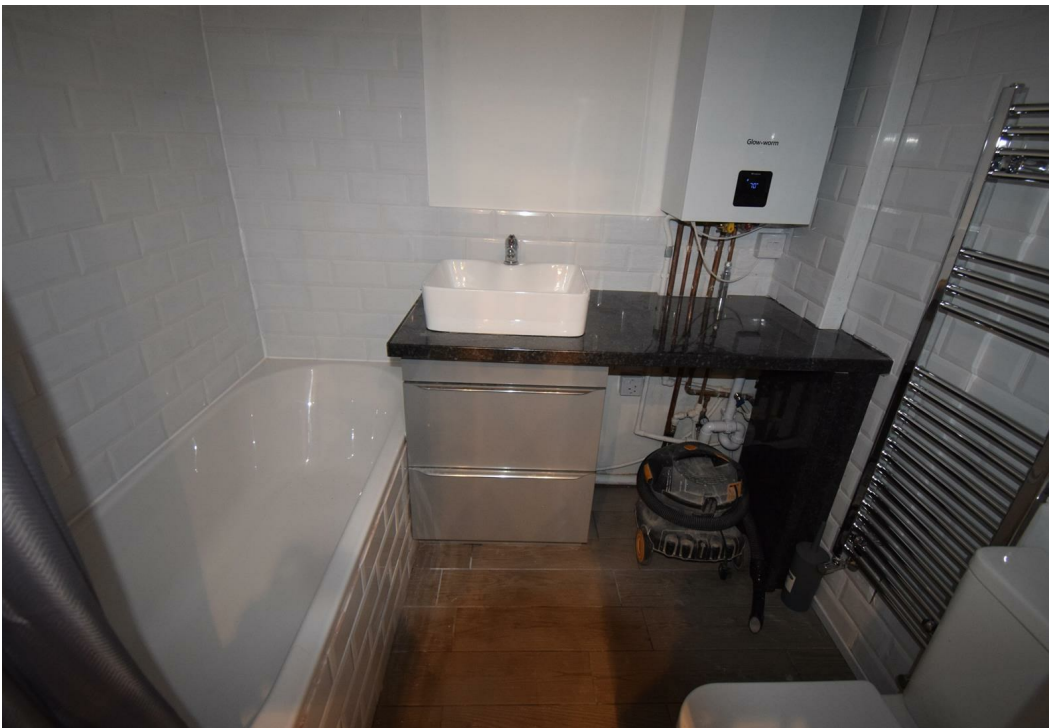
Possible holiday let subject to planning application.

Possible contractor accommodation for the local tunnel works.

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.

BF1487	Bedroom 2 2.34m x 1.69m max (7'8" x 5'6" max) with radiator, stripped floorboards, uPVC double glazed window with views to the front
ACCOMMODATION (all measurements approximate)	Bedroom 3 2.74 x 1.90 (8'11" x 6'2")
GROUND FLOOR	EXTERNALLY Enclosed front garden Small concreted rear yard, steps up to enclosed garden to the rear, gate out to side service lane
Entrance Hallway with radiator, exposed stone wall, stairs to first floor	SERVICES All mains services Gas fired central heating
Living Room 4.85m x 3.67m (15'10" x 12'0") with exposed stone fireplace with flue installed, radiator, uPVC double glazed window to the front with views towards the Moewlyn mountains	MATERIAL INFORMATION Tenure: Freehold Council Tax Band 'A'
Inner Lobby with open understairs store area	
Kitchen 2.93m x 2.13m (9'7" x 6'11") with fitted wall and base units, single drainer sink unit, worktops, tiled surround, radiator, door out to side	
Bathroom 2.10m x 1.69m (6'10" x 5'6") with EC< plumbing for washing machine, wall mounted gas fired central heating boiler, radiator, quarry tiled floor	
FIRST FLOOR	
Landing with stripped floorboards, ceiling access hatch to roof space	
Bedroom 1 3.03m x 2.70m (9'11" x 8'10") with feature cast iron fireplace and timber surround, radiator, stripped floorboards, upvc double glazed window with views to the front	







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	
			89 B

