



Tom Parry

10 Ynys Terrace, Blaenau Ffestiniog, LL41 3DA

Asking price £75,000

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Tom Parry and Co are delighted to offer this three bed detached house nestled in the town of Blaenau Ffestiniog this property presents an excellent opportunity for those seeking a renovation project. This house offers a blank canvas for potential buyers to create their dream home.

The house is conveniently located near local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This prime location not only enhances the appeal of the property but also provides a vibrant community atmosphere.

While the house is in need of renovation, it holds great potential for transformation into a comfortable and stylish residence. The spacious layout allows for creative design possibilities, making it an ideal choice for families or individuals looking to invest in a property that they can truly make their own.

This is a rare opportunity to acquire a detached house in a picturesque setting, perfect for those with a vision and a passion for home improvement. Don't miss your chance to explore the possibilities that this property has to offer .

OUR REF: BF1548

ACCOMMODATION

All Measurements are approximate

GROUND FLOOR

Entrance Hallway

Opens up into the living room.

Living room

5.14 x 4.40 (16'10" x 14'5")

With brick surround fireplace housing a wood burning stove under stairs store cupboard 1 radiator.

Kitchen

4.14 x 2.61 (13'6" x 8'6")

With wall and base cupboard's partially tiled wall hot and cold stainless steel sink one radiator.

Rear lobby

With cupboard housing Gas central heating boiler .

Bathroom

With shower above a panelled bath wash hand basin hot and cold 1 radiator .

FIRST FLOOR

Bedroom 1

2.93 x 2.35 (9'7" x 7'8")

L shaped bedroom with 1 radiator.

Bedroom 2

4.42 x 2.77 (14'6" x 9'1")

Dual aspect with 1 radiator.

Bedroom 3

3.48 x 2.61 (11'5" x 8'6")

With 1 radiator.

EXTERNALLY

This detached house stands independently with its grounds with a garden to all sides also has a hard standing parking area in the front .

SERVICES

All mains Services.

Gas fired central heating.

MATERIAL

Gwynedd County Council tax band C.

No onward chain.

Freehold.







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	59 D	76 C
39-54	E		
21-38	F		
1-20	G		

