



Penrallt, The Square, Blaenau Ffestiniog, LL41 3UL

£129,950

- Detached three storey house
- Convenient location within easy reach of the town's shops and amenities
 - 3 Bedrooms
- Wood effect uPVC double glazing
 - Gas fired central heating
- Decked balcony providing a pleasant seating area
 - Low maintenance garden
- Useful basement workshop
 - Viewing recommended

Penrallt The Square, Blaenau Ffestiniog, LL41 3UL

A detached, well presented, 3 bedroomed house located off The Square.

The property is conveniently situated within easy reach of the Londis shop and Post Office, primary and secondary schools, children's Park, swimming pool and health centre. It has the benefit of an modern fitted kitchen, uPVC double glazing, gas fired central heating, balcony, useful basement utility room, separate workshop/store room and enclosed low maintenance paved garden with decking area.

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 benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

Ref: BF1143

Accommodation:- comprises:

(all measurements are approximate)

Ground Floor

Entrance Hallway

with laminated flooring, wood effect uPVC double glazed entrance door, staircase to first floor

Living Room

15'8" x 13'1" (4.80m x 4.00m)

with timber surround fireplace fitted with mains gas fire set on a raised slate hearth and with tiled inset, radiator

Kitchen/Dining Area

15'8" x 10'5" (4.80m x 3.18m)

with range of fitted wall and base units including 1½ bowl single drainer stainless steel sink unit, built-in oven and 4 ring gas hob with extractor hood over, integrated fridge/freezer, work surfaces and splashbacks, attractive timber surround fireplace fitted with pebble effect gas fire set on a granite effect hearth, vinyl floor covering, wood effect double glazed patio door opening onto the decked balcony, door and stairs leading to the basement Utility Room, wall mounted Combi gas fired central heating boiler positioned on the top of the stairs

Basement Utility Room

15'5" x 9'11" (4.71m x 3.03m)

with single drainer stainless steel sink unit, fitted base cupboard, work surface and tiled surround, plumbing for washing machine, radiator, low wood effect uPVC double glazed door to rear, entrance door opening into the garden

First Floor

Landing

with radiator

Bedroom 1

15'11" x 13'0" maximum (4.86m x 3.98m maximum)

with radiator

Bedroom 2

10'0" x 8'5" average (3.07m x 2.58m average)

with fitted cupboard, radiator

Bedroom 3

7'9" x 6'6" (2.38m x 2.00m)

with radiator

Bathroom

with tiled panelled bath and shower over, shower screen, pedestal wash hand basin and w.c., heated towel rail, fully tiled walls, tiled floor

Outside

Decked balcony

Small enclosed paved garden with decked patio

Basement workshop/store room (low headroom) with electricity and power connected

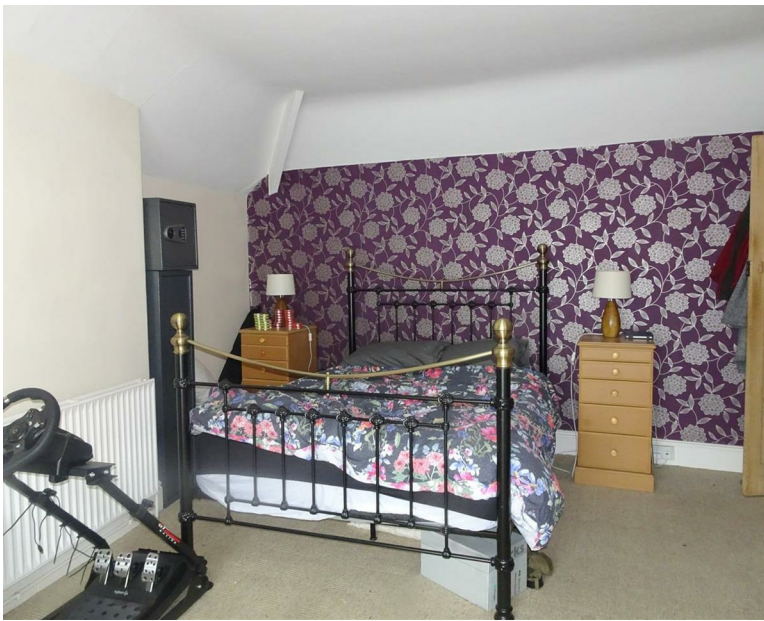
Services

All mains services



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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