



# Tom Parry

7-8 Benar Road, Blaenau Ffestiniog, LL41 3UU

Offers in the region of £155,995



## 7-8 Benar Road, Blaenau Ffestiniog, LL41 3UU

Tom Parry & Co are delighted to offer for sale this delightful, three-bedroom, end of terrace house that offers a perfect blend of modern living and traditional character. Having been fully modernised, the property boasts a well presented kitchen complete with a breakfast bar, ideal for casual dining and entertaining.

The spacious reception room provides a welcoming atmosphere, perfect for family gatherings or quiet evenings in. The contemporary family bathroom has been thoughtfully designed to meet the needs of modern living, ensuring comfort and convenience.

Originally two separate dwellings, this home has been transformed into a cohesive living space that maximises both functionality and style. The property benefits from gas-fired central heating and a private rear garden with a sitting area.

With its prime location in Blaenau Ffestiniog, this property is well-positioned to take advantage of the local amenities and stunning natural surroundings.

Early viewing is highly recommended.

### BF1512

### ACCOMODATION

(all measurements approximate)

### GROUND FLOOR

#### Entrance Hallway

#### Kitchen/Breakfast Room

3.70 x 3.38 (12'1" x 11'1" )

fully tiled with hot and cold stainless steel sink, matching wall and base cupboards including oven and hob, fridge/freezer, breakfast bar, plumbing for automatic washing machine, 1 radiator, door out to rear

#### Living/Dining Room

6.40 x 3.61 (20'11" x 11'10" )

with log effect electric fire, build in cupboard, dual aspect, laminate flooring, 2 radiators

### FIRST FLOOR

#### Bedroom 1

2.95 x 2.02 (9'8" x 6'7" )

with airing cupboard housing the gas fired central heating boiler, 1 radiator

#### Bedroom 2

3.40 x 2.96 (11'1" x 9'8" )

with 1 radiator

#### Bedroom 3

3.16 x 4.27 (10'4" x 14'0" )

with 1 radiator. dual aspect

#### Bathroom

with panelled bath and shower attachment, wash hand basin, WC, partly tiled walls, 1 radiator

### EXTERNALLY

Small garden/ sitting area to the rear with access to the street

### SERVICES

All mains services

Gas fired central heating

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'

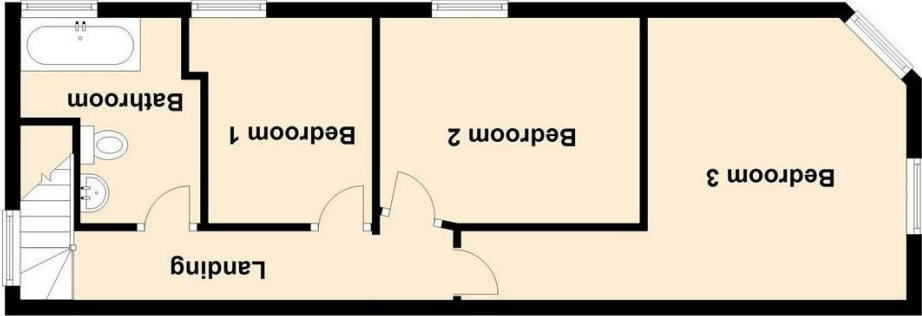




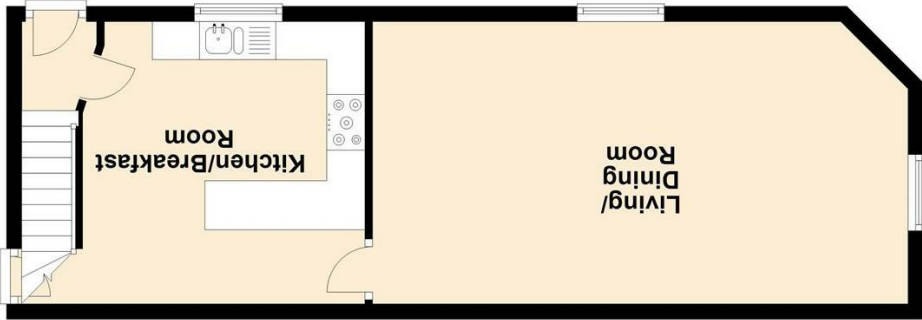




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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



First Floor



Ground Floor

| 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             |         |           |
|       |               | 65 D    | 80 C      |

