



Tom Parry

3 Bron View, Blaenau Ffestiniog, LL41 3DP

£119,950

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Tom Parry & Co are delighted to offer for sale this freehold, two storey, mid terrace house, situated in a popular residential location and conveniently situated within easy walking distance of the High Street, primary and secondary schools, swimming pool, leisure centre and health centre.

The Property has the benefit of off road car parking space, a conservatory with garden decking to the front, uPVC double glazed windows and doors and a gas fired central heating system.

The historic slate quarry town of Blaenau Ffestiniog has several tourist attractions, including the Ffestiniog Narrow Gauge Railway and the Llechwedd Slate Caverns. The town boasts mountain biking trails, including extreme mountain bike tracks and other adventure attractions such as the "Zipwires", "Bounce Below" and "Zip World Caverns".

BF1342

ACCOMMODATION

(all measurements are approximate)

GROUND FLOOR

Back Entrance Door opening to the:-

Kitchen

2.95 x 2.55 (9'8" x 8'4")

with 1.5 bowl enamel sink unit; matching wall and base cupboards with work tops; gas oven and hob; partly tiled walls; plumbing for automatic washing machine; extractor fan

Bathroom

with panelled bath and shower attachment; wash hand basin and w.c; partly tiled walls; heated towel rail

Lounge/Living Room

5.44 x 4.33 (17'10" x 14'2")

with wall mounted gas fire; radiator; under stairs store cupboard; timber flooring

Conservatory

3.76 x 2.68 (12'4" x 8'9")

with radiator; door out to front

FIRST FLOOR

Bedroom 1

4.63 x 2.55 (15'2" x 8'4")

L shaped; radiator

Bedroom 2

4.61 x 2.89 (15'1" x 9'5")

L shaped; radiator; airing cupboard housing the gas fired central heating boiler

EXTERNALLY

Front garden area with timber decking.

Steps down to tarmaced car parking space.

Small concreted rear yard with access to rear service lane.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'







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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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