



Tom Parry

12 Park Square, Blaenau Ffestiniog, LL41 3AD

£149,500

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Tom Parry & Co are delighted to offer this two bed house nestled in the charming area Park Square of Blaenau Ffestiniog, this delightful terraced house offers a perfect blend of modern living and comfort. The property features two well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, enhanced by a multifuel burner that promises cosy evenings during the colder months. The heart of the home is undoubtedly the generous L-shaped kitchen, which provides ample space for culinary creativity and family gatherings. With two bathrooms, convenience is at your fingertips, ensuring that morning routines run smoothly.

This beautifully modern home is ready for you to move in, requiring no work or renovations, allowing you to settle in and enjoy your new surroundings immediately. The location in Blaenau Ffestiniog offers a unique blend of scenic beauty and community spirit, making it a wonderful place to call home.

Whether you are a first-time buyer or looking to invest in a property that combines style and practicality, this house in Park Square is a must-see. Embrace the opportunity to make this charming residence your own.

OUR REF:BF1549

ACCOMMODATION

Please note All measurements are approximate.

GROUND FLOOR

Entrance Lobby

With radiator.

Living /Dining room

5.53 x 4.26 (18'1" x 13'11")

Dual aspect with fireplace housing a multifuel burner and 1 radiator.

Kitchen

4.67 x 2.69 (15'3" x 8'9")

With matching wall and base units partially tiled walls, ceramic sink with hot and cold mixer tap, integrated electric oven Gas hob, dishwasher and extractor canopy.

With a Velux window and 1 radiator.

Rear lobby

With access to rear bathroom shower cubicle vanity suite with hot and cold taps W.C and heated towel rail, partially tiled.

FIRST FLOOR

Bedroom 1

3.79 x 2.43 (12'5" x 7'11")

With radiator.

Bedroom 2

3.05 x 2.53 (10'0" x 8'3")

With radiator.

Bedroom 3/office

2.74m x 2.13m (9 x 7)

with 1 radiator

Bathroom 2

With shower enclosure sink with hot and cold taps, W.C, heated towel rail, partially tiled walls.

EXTERNALLY

Small front garden with seating and a concreted back garden with access's to service lane.

SERVICES

All mains services.

MATERIAL

Freehold.

Potentially Gwynedd Council Tax band :B

Currently on business rates.

No onward chain.







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.

