



# Tom Parry

5 Cambrian Terrace, Blaenau Ffestiniog, LL41 3RT  
Offers in the region of £169,500



## 5 Cambrian Terrace, Blaenau Ffestiniog, LL41 3RT

Tom Parry & Co are delighted to offer for sale this substantial 3 bedroom property, set over four floors, situated on the outskirts of the village Tanygrisiau.

The property comprises of a large living room and a washroom on the ground floor, two bedrooms and a bathroom to the first floor, a further bedroom and en-suite shower room to the second floor and a spacious kitchen/diner on the lower ground floor with access to a lean to conservatory together with a handy through utility space.

5 Cabriam Terrace benefits from gas fired central heating, lawned garden to the rear with fine open views towards the hills and mountains.

Please note the 'Flo Gas' tank will not be included in the sale.

Internal viewing is highly recommended.

Sold with no onward chain.

**BF1465**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

**Entrance Hallway opening to the:-**

#### Living Room

**6.43 x 3.76 (21'1" x 12'4")**

with coal effect mains gas fire with lined flu, dual aspect, 2 radiators

#### Washroom

with wash hand basin and WC, wall mounted gas fired central heating boiler, partly tiled walls, storage cupboard

### LOWER GROUND FLOOR

#### Kitchen/Diner

**6.45 x 5.41 (21'1" x 17'8")**

with hot and cold stainless steel sink, matching wall and base cupboards, cooker hood, integrated fridge/freezer, partly tiled walls, 1 radiator, mains gas fire, dual aspect, through utility area with access to the front

#### Lean to Conservatory

**5.41 x 2.82 (17'8" x 9'3")**

with fitted shelving, 1 radiator, door out to rear

### FIRST FLOOR

#### Bedroom 1

**3.53 x 2.24 (11'6" x 7'4")**

with fitted wardrobes, 1 radiator

#### Bedroom 2

**3.78 x 3.10 (12'4" x 10'2" )**

with built in cupboards, 1 radiator

#### Bathroom

with corner bath with shower attachment, wash hand basin, bidet, WC, partly tiled walls, heated towel rail

### SECOND FLOOR

#### Bedroom 3

**3.99 x 3.89 (13'1" x 12'9")**

with built in wardrobes, overhead cupboards, 1 radiator

#### En-Suite Shower Room

with wash hand basin and WC

### EXTERNALLY

Lawned garden to the rear with decking and BBQ area.

### SERVICES

Mains water, electricity and drainage

Central heating

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### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'











Floor plan Awaited

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.

