



Tom Parry

3 Bryn Bowydd, Blaenau Ffestiniog, LL41 3YN

Offers in the region of £100,000

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Tom Parry & Co are delighted to offer for sale this four bedroomed terraced property occupying an elevated position on the outskirts of the mining town of Blaenau Ffestiniog.

Whilst the property is in need of full modernisation, the property includes two reception rooms, kitchen and WC to the ground floor and four bedrooms and a good size family bathroom over the first floor and attic room. Externally there is a yard off the kitchen with a generous storage shed and also an elevated patio area at the rear and at the front private parking and a lower level garden.

This property could provide a blank canvas for a fantastic family home and early viewing is recommended.

Our Ref: BF1373

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with electric panel heater and carpet flooring

Inner Hallway

with under stair storage

Living Room

3.545 x 2.873 (11'7" x 9'5")

with bay window to the front with stunning mountain and countryside views; gas fire (untested) set in tiled surround and carpet

Dining Room

3.651 x 2.962 (11'11" x 9'8")

gas fire (untested) set in tiled surround; built in cabinets and carpet

Kitchen

2.838 x 2.510 (9'3" x 8'2")

with stainless steel sink and drainer set on base unit; worktop and wall unit; door and window to the side onto rear yard

Separate WC

with panelled walls; quarry tiled floors and 'Velux' rooflight

FIRST FLOOR

Landing

Bedroom 1

2.748 x 3.187 (9'0" x 10'5")

with stunning views to the front; original cast iron fireplace and carpet

Bedroom 2

3.31 x 3.05 (10'10" x 10'0")

with views to the rear garden; original cast iron fireplace and carpet

Bedroom 3

2.068 x 2.04 (6'9" x 6'8")

with stunning views to the front and carpet

Bathroom

with low level WC; panelled bath; pedestal wash basin; built in storage; heated towel rail and access to roof space

ATTIC

Attic Bedroom

with stripped floorboards; 'Velux' window and eaves storage

EXTERNALLY

The property has the benefit of an off road parking space opposite the house which steps down to a garden.

At the rear there is a small yard with surprisingly large storage shed and steps up to a patio garden with gated access at the rear.

SERVICES

All mains services.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

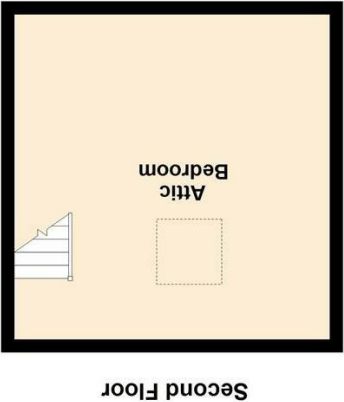






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED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

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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Score	Energy rating	Current	Potential
92+	A	39 E	87 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	39 E	87 B
1-20	G		

