



Tom Parry

3 Caer Salem Terrace , Blaenau Ffestiniog, LL41 3RD

£149,995

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Nestled in the charming village of Tanygrisiau, Blaenau Ffestiniog, this delightful mid-terrace house offers a perfect blend of character and modern convenience. Built in 1880, the property boasts a rich history while providing ample space for comfortable living. Spanning approximately 807 square feet, the home features two inviting reception rooms, ideal for both relaxation and entertaining guests.

The property comprises three generously sized double bedrooms, ensuring plenty of room for family or guests. The well-appointed bathroom adds to the home's functionality, making it suitable for everyday living.

One of the standout features of this residence is the electric water heater, which can be conveniently linked to Wi-Fi, allowing for easy control and efficiency. This modern touch complements the traditional charm of the house, making it a unique find in the area.

Tanygrisiau is known for its stunning natural surroundings and close-knit community, providing a peaceful retreat while still being within reach of local amenities. This property presents an excellent opportunity for those seeking a home with character in a picturesque setting. Whether you are a first-time buyer or looking for a family home, this mid-terrace house is sure to impress.

OUR REF:

ACCOMMODATION

all measurements are approximate

GROUND FLOOR

Entrance Hallway

with original quarry tiles flooring, exposed beams; night storage heater.

Living room

5.97 x 3.04 (19'7" x 9'11")

with original slate flooring, dual aspect windows, exposed beams, slate hearth with wood burning stove; night storage heater

Dining Room

3.76 x 3.01 (12'4" x 9'10")

original quarry tiles flooring, stone built fireplace housing a multifuel stove, built in storage cupboards.

Kitchen

2.63 x 2.52 (8'7" x 8'3")

a mix of wall and base units, black sink and drainer, integrated oven and hob; plumbing for washing machine.

FIRST FLOOR

Bedroom 1

4.59 x 3.38 (15'0" x 11'1")

carpet flooring; night storage heater.

Bedroom 2

2.93 x 2.53 (9'7" x 8'3")

with laminate flooring; night storage heater

Dressing room

with carpet flooring

bedroom 3

3 x 2.68 (9'10" x 8'9")

with dual aspect windows; night storage heaters,

Bathroom

with cubicle shower, low level W/C and wash basin with vanity unit surround, electric heated towel rail

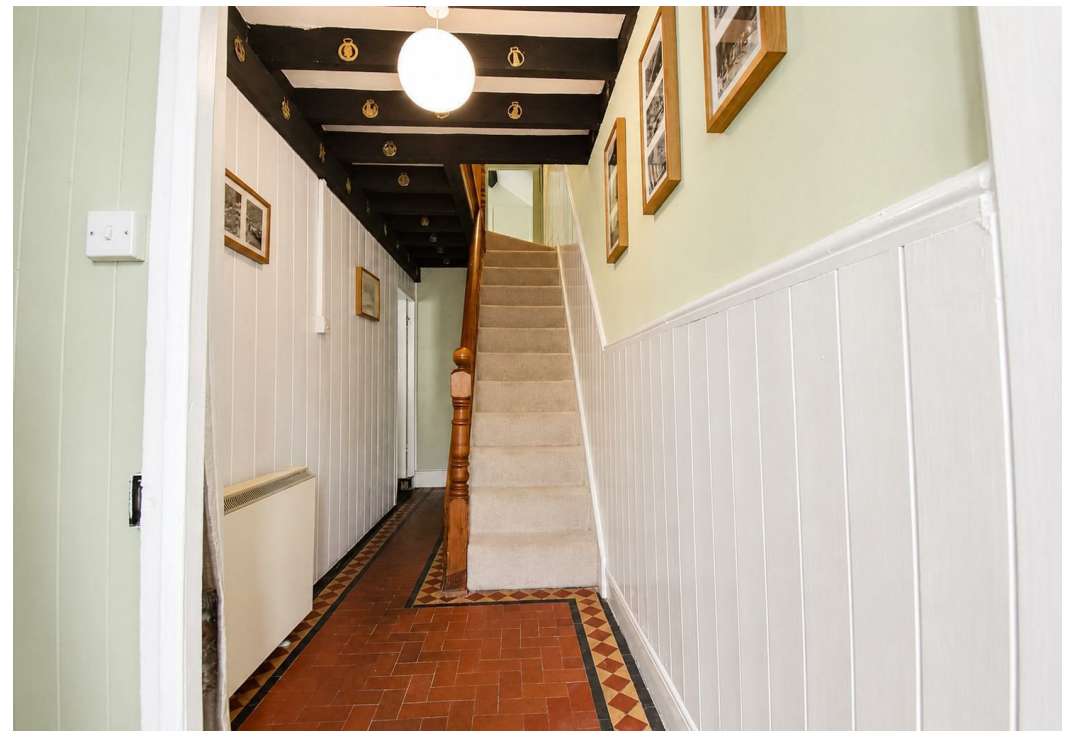
Loft

Strengthened and boarded, with access via a loft ladder. Two Velux roof windows provide natural light, making it ideal for storage.

EXTERNALLY

Graveled rear yard with covered seating area. Log shed & Storage shed







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.

Total area: approx. 90.7 sq. metres (976.1 sq. feet)

