



Tom Parry

14 Manod Road, Blaenau Ffestiniog, LL41 4DE

£120,000

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Tom Parry & co are delighted to offer for sale this delightful mid-terraced cottage, situated on the popular Manod Road in the picturesque town of Blaenau Ffestiniog. The property presents an excellent opportunity for first-time buyers and investors alike. Spanning a comfortable 689 square feet, the property boasts a traditional design that exudes character and charm.

Inside, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxing or entertaining guests. The cottage features three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is its charming outdoor space, which offers a lovely area to enjoy the fresh air and the beauty of the surrounding landscape. The central location of the cottage means that you are just a stone's throw away from local amenities, making it an ideal base for those who appreciate convenience.

This property is not only a wonderful home but also a sound investment opportunity in a vibrant community. With its traditional appeal and central location, this mid-terraced cottage is sure to attract interest. Do not miss the chance to make this charming property your own.

Our Ref: BF1568

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

opening to:

Living Room

4.72 x 4.5 overall (15'5" x 14'9" overall)

with a tiled fireplace and coal effect gas fire; fitted shelving and cupboard and radiator

Bathroom

with panelled bath with shower over; wash basin; WC; fitted cupboard housing washing machine and radiator

Kitchen

3.01 x 1.75 (9'10" x 5'8")

with a range of fitted wall and base units; sink and drainer; free standing oven with extractor fan over; part tiled walls; radiator and door to rear

FIRST FLOOR

Landing

Bedroom 1

3.74 x 2.4 (12'3" x 7'10")

with fitted wardrobe and radiator

Bedroom 2

2.77m x 2.01m (9'1" x 6'7")

with radiator

Bedroom 3

2.692 x 2.51 (8'9" x 8'2")

with radiator

EXTERNALLY

The property benefits from a rear yard that has steps

up to a flagged patio area with flower borders. It also has the benefit of a stone shed and access to a rear service lane.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band A





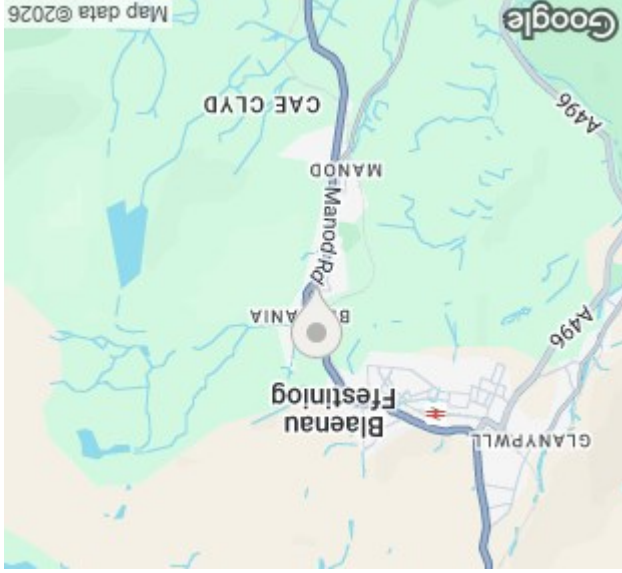
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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	



Floor plan Awaited