



Tom Parry

Ty Ucha'r Ffordd , Rhiwbryfdir, LL41 3LH
Offers in the region of £70,000

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Tom Parry & Co are delighted to offer for sale this semi-detached residence occupying a roadside position on the periphery of town and in need of a full programme of modernisation and upgrading with some works already having been commenced.

Planning permission has been granted for a rear extension and detailed plans are available at the agents office for inspection.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns. The town also boasts several mountain biking trails with extreme mountain bike tracks and other adventure attractions such as the Zipworld, Bounce Below and Zip World Caverns. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes.

BF1444

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Living Room

6.72 x 3.76 (22'0" x 12'4")

with exposed fireplace, dual aspect, door out to rear

FIRST FLOOR

Open Plan

6.72 x 3.74 (22'0" x 12'3")

EXTERNALLY

Flagged front patio area with side access to rear.

Rear yard with steps up to a garden area currently overgrown.

Access to rear service lane.

SERVICES

Mains water, electricity and drainage on site

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'







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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
			66 D
			1 G

