



Cynfal, 4 Baron Road, Blaenau Ffestiniog LL41 3UG

£110,000

- An inner terrace house
- Popular residential location
 - 2 Bedrooms
- Single storey rear extension
 - uPVC double glazing
 - Gas fired central heating
- Rear yard with 2 store sheds
- Pleasant open aspect to the front
 - Ideal starter home
- REDUCED FROM £129,500

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A bay fronted, mid terrace residence, situated in a popular residential location within easy walking distance of the Londis Store, primary and secondary schools, swimming pool, leisure and health centres.

The property has the benefit of uPVC double glazing, gas fired central heating and enjoys a pleasant open aspect to the front towards the Moelwyn Mountain range.

The locality has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns at Blaenau Ffestiniog as well as 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 offers a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes, with the West Wales coast less than 10 miles away.

There is no onward chain and the property is considered an ideal starter home.

Ref: BF1202

The ACCOMMODATION comprises:-

(all measurements approximate)

Ground Floor

Entrance Lobby

with uPVC double glazed entrance door, door opening into the:-

Hallway

with radiator, understairs store cupboard, stairs to first floor

Front Living Room

11'7" x 10'1" plus bay window (3.54m x 3.09m plus bay window)

with mains gas fire, radiator

Rear Sitting/Dining Room

11'7" x 9'1" (3.54m x 2.78m)

with built in cupboards (1 glazed), radiator

Morning Room

9'1" x 7'8" (2.77m x 2.35m)

with radiator, ceiling access hatch to roof space

Kitchen

9'9" x 7'9" (2.98m x 2.38m)

with range of fitted wall and base units including single drainer stainless steel sink unit, built-in electric cooker and 4 solid plate hob, worktops, tiled surrounds, plumbing for washing machine, radiator

Rear Hallway

with independent w.c., uPVC double glazed door to rear

First Floor

Bedroom 1

11'10" x 8'8" (3.63m x 2.65m)

with radiator

Bedroom 2

10'4" x 9'11" (3.16m x 3.03m)

with radiator

Bathroom

with panelled bath, pedestal wash basin, w.c., radiator, airing cupboard housing the "Worcester" gas fired central heating

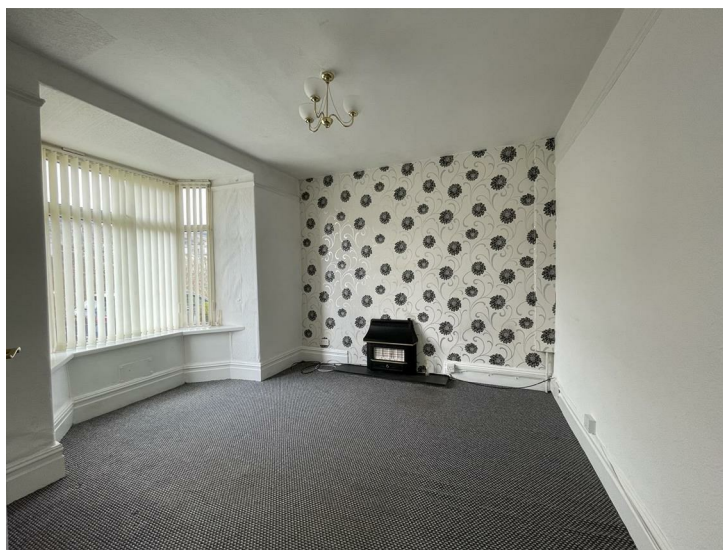
Outside

Small enclosed foregarden

Rear slate paved yard with flower borders, 2 store sheds, access to rear service lane

Services

Mains water, electricity, gas and drainage



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	78 C
39-54	E		
21-38	F		
1-20	G		

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.



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