



Tom Parry

21 Hafan Deg, Blaenau Ffestiniog, LL41 3SA

Offers over £90,000

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Tom Parry & Co are delighted to offer for sale this 3 bedroom, terraced property, situated in a quiet residential location on the fringe of the village of Tanygrisiau. The town centre is approximately one mile distance for local shopping facilities and amenities.

The property has recently been renovated throughout to modern day standards. The works include a newly installed modern kitchen with integrated appliances, newly fitted bathroom, carpet and vinyl flooring has also been laid right through. Brand new doors have been erected in each room together with new blinds, and the whole property has been freshly painted making it the perfect space for first time buyers or a local family.

The property benefits from an eco friendly central heating system, with a fitted air source heat pump located at the rear and solar panelling on the roof with full double glazing throughout. It also has the addition of a concreted off road car parking space to the front.

IMPORTANT NOTICE - Please note there is a Section 37 (Housing Act 1985) restriction on the property.

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.

BF1398

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with meter cupboard, 1 radiator, newly fitted vinyl flooring

Living Room

4.02 x 3.48 (13'2" x 11'5")

with brick built display plinth, 1 radiator, carpet flooring, blinds

Kitchen

4.04 x 3.85 (13'3" x 12'7")

with new hot and cold stainless steel sink, newly fitted wall and base cupboards, integrated fridge, integrated freezer, integrated washing machine, new blinds, partly tiled walls, new electric oven and hob with cooker over, vinyl flooring, 1 radiator

Rear Hallway

with shelved store cupboard, door out to rear

Independent W.C

FIRST FLOOR

Landing

with carpet flooring, 1 radiator

Bedroom 1

2.81 x 2.68 (9'2" x 8'9")

with 1 radiator, built in cupboards, carpet flooring, new blinds

Bedroom 2

3.83 x 3.15 (12'6" x 10'4")

with carpet flooring, new blinds, 1 radiator

Bedroom 3

3.50 x 3.16 (11'5" x 10'4")

with carpet flooring, new blinds, 1 radiator, airing cupboard housing the hot water tank

Bathroom

with panelled bath and shower attachment over, wash hand basin and w.c, vinyl flooring, new panelling, 1 radiator

EXTERNALLY

Garden area to the front with a newly fitted fence

Concreted off road car parking space.

Rear garden space with air heat pump and store shed.

SERVICES

Mains water, gas, electricity and drainage

Air source heat pump

Solar panelling

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		
		71 C	
			87 B

