



Tom Parry

Bodorwel Park Square, Blaenau Ffestiniog, LL41 3AD

Offers in the region of £145,000

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Tom Parry & Co are delighted to offer for sale this well-presented, semi-detached house offering a delightful blend of modern living and convenience. With two spacious bedrooms and two bathrooms, this residence is perfect for small families or those seeking a comfortable retreat.

Upon entering, you will be greeted by a contemporary design that has been fully modernised to meet today's standards. The inviting reception room provides a warm atmosphere, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the stylish kitchen, which boasts modern fittings that make cooking a pleasure.

The property features a log burning stove plus gas-fired central heating, ensuring a cosy environment throughout the year. The converted attic room is complete with an en-suite shower room, providing extra privacy and comfort for guests or family members.

Outside you will discover a lovely relaxing space, where a hot tub awaits you in the rear garden, perfect for unwinding after a long day. Additionally, a convenient utility room enhances the practicality of this home, making laundry and storage a breeze.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which includes 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.

BF1508

ACCOMMODATION

(all measurements are approximate)

GROUND FLOOR

Entrance lobby opening to the:-

Kitchen/Living Room

6.93 x 4.59 (22'8" x 15'0")

with hot and cold stainless steel sink with fitted wall and base units including fridge/freezer; dishwasher; electric hob; eye level cooker and microwave; partly tiled walls; log burning stove on a stone plinth; exposed stone wall; 3 radiators; under stairs store cupboard; cupboard housing the gas fired central heating boiler; door out to rear

FIRST FLOOR

Landing

with radiator

Bedroom 1

4.09 x 3.73 (13'5" x 12'2")

L shaped room with bay window and radiator
Cloak area with radiator

Bathroom

with panelled bath; shower cubicle; wash hand basin and w.c; heated towel rail, heated towel rail, shave point

SECOND FLOOR

Bedroom 2

3.49 x 3.01 (11'5" x 9'10")

with 'Velux' window; radiator; fitted shelving in recess

En Suite Shower Room

with shower cubicle; wash hand basin and w.c; partly tiled walls, heated mirror, shave point

EXTERNALLY

Rear yard with a hot tub in situ; access to rear service lane
Utility/ Store Room with plumbing for automatic washing machine

SERVICES

Mains Water, Electricity, Gas and Drainage

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.

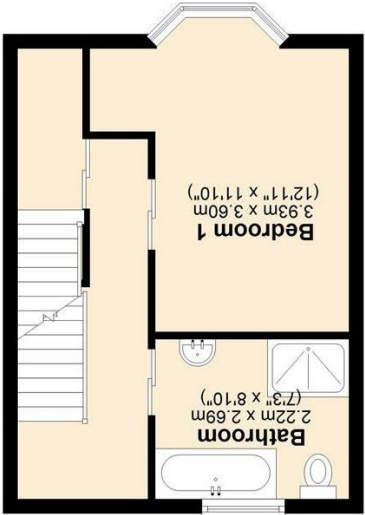
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Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.

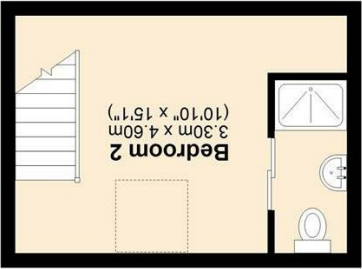
Plan produced using PlanIP.



Ground Floor



First Floor



Second Floor

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

