Tom Parry

144 Manod Road, Blaenau Ffestiniog, LL41 4AH

Offers in the region of £99,500

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Tom Parry & Co are delighted to offer for sale this three-bedroom inner terrace residence presenting an excellent opportunity for first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation.

One of the standout features of this home is the fine open views to the rear, which offer a picturesque backdrop of the surrounding mountains, creating a serene atmosphere that is hard to resist. The residence is equipped with gas-fired central heating and uPVC double glazing, ensuring comfort and energy efficiency throughout the seasons.

Additionally, the property includes a rear garden, perfect for enjoying the outdoors, as well as a garage that adds convenience for storage or parking. This charming home combines practicality with scenic beauty, making it an ideal choice for those looking to settle in a vibrant community.

BF1519

ACCOMMODATION
(all measurements approximate)

GROUND FLOOR

Entrance Hallway
with radiator and telephone point

Sitting Room
3.46 x 2.60 (11'4" x 8'6")
with coal effect mains gas fire (not operational) 1 radiator, sliding glazed doors through to:-

Living Room
3.60 x 3.57 (11'9" x 11'8")
with tiled fireplace housing the mains gas fire (not operational)

Kitchen
3.61 x 2.66 (11'10" x 8'8")
with hot and cold stainless steel sink, matching wall and base units, formica worktops, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, 1 radiator, telephone point, under stairs store cupboard, rear hallway with store cupboard, door out to rear

Bathroom
with shower cubicle, wash hand basin, WC, 1 radiator

FIRST FLOOR

Bedroom 1
3.97 x 2.42 (13'0" x 7'11")
with 1 radiator

Bedroom 2
2.77 x 1.96 (9'1" x 6'5")
with 1 radiator

Bedroom 3
2.90 x 2.25 (9'6" x 7'4")
with 1 radiator

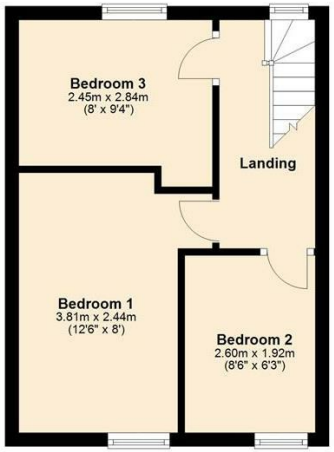
EXTERNALLY
Concreted rear yard with steps down to a garden area.
Garage with roller shutter door.
Access to rear service lane.

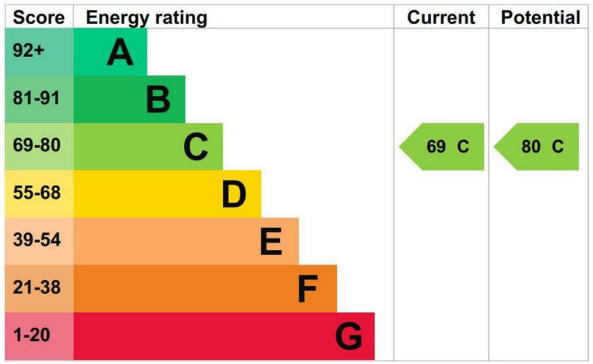
SERVICES
All mains services
Gas fired central heating

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band - A

Ground Floor

First Floor





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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