



Tom Parry

Penygwndwn Estate, Blaenau Ffestiniog, LL41 4AA

£145,000

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A two storey, mid-terraced house situated on a predominantly Council owned estate and enjoying lovely views to the rear over the town and towards the mountains.

The property has recently been renovated to include re-wiring, newly fitted uPVC double glazed patio door, rear door and most windows, 2 composite doors to the front, fitted kitchen and light and power connected to the outbuilding. It also has the benefit of gas fired central heating.

The historic slate quarry town of Blaenau Ffestiniog has several tourist attractions, including the Ffestiniog Narrow Gauge Railway and the Llechwedd Slate Caverns. The town boasts mountain biking trails, including extreme mountain bike tracks and other adventure attractions such as the "Zipwires", "Bounce Below" and "Zip World Caverns".

Ref: BF1238

Accommodation:- comprises:-

(all measurements are approximate)

Ground Floor

Entrance Hallway

with newly fitted Anthracite colour composite front door and glazed panels to each side, radiator, alcove with coat hooks, staircase to first floor

Living Room

5.76m x 3.63m max (18'10" x 11'10" max)

with timber surround fireplace and marble inset fitted with "Living Flame" coal effect gas fire set on marble hearth, 2 radiators, uPVC double glazed patio door opening into the garden

Kitchen

4.02m x 1.93m (13'2" x 6'3")

with newly fitted Navy base units including sink unit with contemporary black sink and copper tap, drawer unit, double base unit and fitted wine rack, brand new freestanding electric cooker with 4 ring ceramic hob (included in the sale), wood effect work surfaces, fitted Pantry housing the electric meter, alcove store area, painted pine panelled ceiling, door out to enclosed side alleyway with newly fitted uPVC door to rear garden and Composite entrance door to the front

Dining Room

3.67m x 3.02m max (12'0" x 9'10" max)

with fireplace recess, radiator

First Floor

Landing

with stripped floorboards, fitted cupboard housing the wall mounted "Worcester" gas fired central heating boiler, fitted cupboard/wardrobe, ceiling access hatch to roof space

Front Bedroom 1 (Double)

3.61m x 3.05m plus recess (11'10" x 10'0" plus recess)

with radiator

Front Bedroom 2 (Double)

3.68m x 3.01m plus recess (12'0" x 9'10" plus recess)

Rear Bedroom 3 (Double)

2.62m x 2.58m plus recess (8'7" x 8'5" plus recess)

with radiator, views over the town and towards the mountains

Bathroom

with coloured suite comprising painted pine panelled bath and shower attachment, pedestal wash hand basin, low level w.c and bidet, half tiled walls, extractor fan

Outside

Good sized garden to the front with concreted side path, composite entrance door into enclosed alleyway

Sizeable rear garden with paved patio area; brick built outbuilding with newly fitted uPVC double glazed window and light and power connected

Services

All mains services

Gas fired central heating

Note

The Property is affected by a Flying Freehold







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.

