



Tom Parry

23 Glanypwll Road, Blaenau Ffestiniog, LL41 3NR

Offers in excess of £125,000

23 Glanypwll Road, Blaenau Ffestiniog, LL41 3NR

Tom Parry & Co are delighted to offer for sale this traditional stone and slate, semi detached cottage, boasting three well-proportioned bedrooms, including a versatile attic room that can serve as an additional bedroom or a study, catering to various lifestyle needs.

Upon entering, you are welcomed into a cosy reception room, complete with a log burner that creates a warm and inviting atmosphere. The spacious, modernised kitchen is a highlight of the home and the contemporary fitted bathroom adds to the appeal, ensuring comfort and style.

Outside, the property features a crazy paved yard to the side with an additional good-sized basement area with scope for modernisation and refurbishment.

The property also benefits from gas-fired central heating and uPVC double glazing.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which include 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 many scenic country walking routes.

BF

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hall

with uPVC double glazed entrance door, radiator, stairs to first floor

Living Room

3.72m x 3.33m (12'2" x 10'11")

with exposed stone fireplace recess and granite hearth housing the log burning stove, radiator

Kitchen/Breakfast Room

4.20m x 3.61m (13'9" x 11'10")

with hot and cold ceramic sink, with a range of fitted wall and base units, electric oven and hob, worktops, partly tiled walls, plumbing for washing machine, arched alcove with fitted shelving, radiator, understairs store cupboard housing the wall mounted gas fired central heating boiler, uPVC double glazed door out to rear

FIRST FLOOR

Landing

with radiator, carpet flooring, stairs to attic

Bedroom 1

3.71m x 2.73m (12'2" x 8'11")

with radiator, carpet flooring

Bedroom 2

3.17m x 3.13m (10'4" x 10'3")

with radiator, carpet flooring

Bathroom

with white suite comprising panelled bath and shower attachment over, fitted glass shower screen, vanity unit, WC, partly tiled walls, radiator

SECOND FLOOR

Attic Room

4.74m x 4.52m limited headroom (15'6" x 14'9" limited headroom)

with "Velux" roof window, exposed ceiling beams, radiator, carpet flooring

EXTERNALLY

Steps from roadside; right of way access to neighbouring property, gate and steps down to:-

Enclosed crazy paved patio area to the side, steps up to rear entrance door; steps down to small yard and access in to:-

Basement store room and further 2 through rooms with scope for modernisation and refurbishment

SERVICES

All mains services

Gas fired central heating

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	55 D	
39-54	E		
21-38	F		
1-20	G		

