



Tom Parry

Frondirion The Square, Blaenau Ffestiniog, LL41 3UW

£210,000

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Tom Parry & Co are delighted to offer for sale this substantial semi-detached property conveniently situated within easy reach of the town's shops and amenities. With the potential to become a much-loved family home the property offers spacious living accommodation including a lounge, dining room, kitchen, utility and downstairs bathroom to the ground floor, and with four bedrooms, and a shower room to the First floor.

The property is situated behind a low-level stone wall, surrounding the front and rear gardens. There is also space at the rear of the property for off road parking or space for a generous sized garage.

The property has benefitted from significant upgrading work to the ground floor, completed in 2022/23:

Downstairs (excluding the concrete-floored rear part of the property: kitchen, utility room and downstairs bathroom): new floor boards and joists, sub-floor venting system improved and new gas piping fitted to gas fire points.

The whole of the downstairs has had new skirting boards, doorframes, architraves, also walls partially plastered.

A long-term warranty from the contractor will be assigned to the purchaser.

With some further modernisation works, this property has great potential to be a fantastic family home

Our Ref: BF1303

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Porch

with door leading to hallway, characteristic circular side window.

Hallway

5.532 x 1.117 (18'1" x 3'7")

with under stair storage space.

Sitting Room/Back Room

4.167 x 2.994 (13'8" x 9'9")

with dual aspect windows, built in surround that previously housed a gas fire.

Dining Room

3.496 x 3.448 (11'5" x 11'3")

with window to rear, built in tiled surround where a gas stove used to be - open flue.

Kitchen

2.370 x 3.437 (7'9" x 11'3")

with base units, window to rear, stainless steel single sink & drainer.

Utility Room

2.374 x 2.405 (7'9" x 7'10")

with window & door to rear, free standing boiler.

Downstairs Bathroom

with low level WC.

Lounge/Front Room

5.406 x 4.004 (17'8" x 13'1")

with large bay window, disused fire place.

FIRST FLOOR

Landing

with carpet flooring, radiator and drop down loft access hatch with extending ladder.

Master Bedroom

5.430 x 3.981 (17'9" x 13'0")

with carpet flooring, large double glazed bay window, radiator.

Shower Room

with corner shower cubicle, low level WC and wash hand basin set in vanity unit, built in storage cupboards.

Bedroom 2

3.354 x 4.118 (11'0" x 13'6")

with carpet flooring, radiator, wash hand basin set in vanity unit and dual aspect.

Bedroom 3

with carpet flooring, radiator, window to rear.

Bedroom 4

2.388 x 2.960 (7'10" x 9'8")

with carpet flooring, radiator, window to rear.

EXTERNALLY

To the front there is a garden laid to lawn and slate paved path behind a low level stone wall.

To the rear there is a garden laid to lawn with a concrete path, a pebble dash rendered boundary wall. There is also a flat surface where a garage used to be - providing space for as said a new garage or private parking space for 2 cars.

SERVICES

mains water, drainage - gas is disconnected.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C

Skirtings & doorframe's will also be fitted prior to completion.

Walls to be plastered prior to completion.







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.

