

Tom Parry

14 Sun Street, LLan Ffestiniog, LL41 4NE

£120,000

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A two storey, inner terrace house with rear extension, situated in the popular village of Llan Ffestiniog and within easy reach of the village shop, primary school and bus service.

The property has the benefit of gas fired central heating, uPVC and timber framed double glazed windows and there is a low maintenance slate gravelled garden to the rear.

Llan Ffestiniog is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty. The surrounding area also benefits from a variety of outdoor pursuits, including golf courses at Porthmadog and Harlech, fishing, climbing, many scenic country walks, extreme mountain bike centre and recently opened Zipwires and Bounce Below at Blaenau Ffestiniog.





Ref: BF1614[

The ACCOMMODATION comprises:-
(all measurements approximate)

Ground Floor

Entrance Hall
with staircase leading to the first floor, radiator, uPVC entrance door with double glazed, coloured glass unit to the upper portion

Front Sitting Room
3.10m x 2.94m (10'2" x 9'7")
with timber surround fireplace and painted tiled inset and hearth (the flue has been boarded over), radiator

Living Room/Dining Area
3.81m x 3.81m max (12'5" x 12'5" max)
with radiator

Kitchen
2.56m x 2.52m (8'4" x 8'3")
with range of fitted wall and base units including single drainer stainless steel sink unit, built-in electric cooker and 4 ring ceramic hob with extractor hood over and tiled splash-back, plumbing for washing machine, work surfaces, radiator, door opening to the rear

First Floor

Landing "L" shaped
with ceiling access hatch to roof space, radiator

Front Bedroom 1
4.26m x 2.92m (13'11" x 9'6")
with radiator

Rear Bedroom 2
3.11m x 2.92m (10'2" x 9'6")
with radiator

Bathroom
with panelled bath and "Triton" shower unit over, pedestal wash hand basin and low level w.c.,, part plastic panelled walls, fitted cupboard housing the wall mounted "Worcester" Combi central heating boiler

Outside
Small garden to the front with slate steps leading up to the property
Shared access leading to the slate gravelled rear garden with stone built bin store
Shared access leading to the rear service lane

Services
All mains services











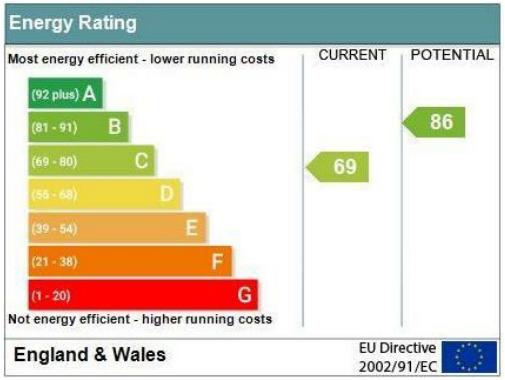

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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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