

Tom Parry

99 High Street, Blaenau Ffestiniog, LL41 3AW

Offers in the region of £115,000

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Tom Parry & Co are delighted to offer for sale this three-bedroom, mid-terrace residence, spanning three floors The property boasts an impressive layout that includes three spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time. The additional attic room provides versatile space that can be tailored to your needs.

The accommodation is well-appointed with a utility area and benefits from gas-fired central heating and uPVC double-glazed windows.

Externally, there is a concrete driveway at the rear, complete with gates that lead to a convenient service lane.

This home is ideally situated on High Street, placing you within easy reach of local amenities, schools, and the stunning natural beauty that Blaenau Ffestiniog is renowned for.

The property is in need of some modernisation but has tremendous scope in this respect.

No onward chain.



OUR REF: BF1555

ACCOMMODATION
(all measurements approximate)

LOWER GROUND FLOOR

Utility
2.07 x 2.21 (6'9" x 7'3")
with space and plumbing for washing machine, 'Glow Worm' boiler and door to rear

Kitchen/Sitting Room
6.69 x 4.87 (21'11" x 15'11")
with a range of fitted wall units with worktop over, single drainer sink unit and gas fire

GROUND FLOOR

Hallway
with radiator

Living Room
2.91 x 3.73 (9'6" x 12'2")
with radiator

Dining Room
3.67 x 3.20 (12'0" x 10'5")
with gas fire set in feature slate surround

Kitchen
1.99 x 3.62 (6'6" x 11'10")
with a range of fitted wall and base units with worktop over, single drainer stainless steel sink unit, space for gas cooker, radiator, under stairs store and door to lower ground floor

FIRST FLOOR

Landing
with radiator

Bedroom 1 (front left)
2.77 x 3.58 (9'1" x 11'8")
with radiator

Bedroom 2 (rear)
2.37 x 1.98 (7'9" x 6'5")

Bedroom 3 (front right)
3.24 x 2.98 (10'7" x 9'9")
with radiator

Bathroom
with 3-piece suit comprising panelled bath with shower and curtain over, pedestal wash hand, low level WC and radiator

Attic Room
4.18 x 4.87 (13'8" x 15'11")

EXTERNALLY
At the rear is a concrete driveway and gates leading to the rear service lane

SERVICES
All mains services connected

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band - 'B'
Property is currently going through probate.











Floor Plan Awaited



EPC Awaited

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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