



**Tom Parry**

4 Isfryn Terrace, Blaenau Ffestiniog, LL41 4DF

**£115,000**

## 4 Isfryn Terrace, Blaenau Ffestiniog, LL41 4DF

Tom Parry & Co are delighted to offer this 3 bed property in Manod, Blaenau Ffestiniog tucked away from the main street in a quiet area, this charming terraced house offers a delightful retreat at the foot of the picturesque Manod Bach mountain.

The property boasts a welcoming reception room, perfect for relaxation and entertaining. Recently modernised, the kitchen and bathroom were fitted just 18 months ago, providing a fresh and contemporary feel while retaining the character of the home.

One of the standout features of this property is the large garage located at the front, offering excellent storage solutions and convenience for parking. Additionally, the home includes beautiful hand built-in bookshelves and a landing cupboard, ensuring that you have ample space to keep your belongings organised.

This property provides a peaceful environment while still being within easy reach of local amenities. Whether you are looking for a family home or a serene retreat, this partially modernised house is a wonderful opportunity to enjoy the beauty of Blaenau Ffestiniog.

**OUR REF: BF1541**

### ACCOMMODATION

All Measurements are approximate.

### GROUND FLOOR

#### Entrance Hallway

With wooden flooring uPVC double glazed door .

#### Lounge/Dining area

7.62 x 4.85 (24'11" x 15'10")

With hand built large fitted book shelving and cupboards for ample storage and two radiators a wooden surround fireplace with granite hearth insert housing a living flame gas fire, complemented by wooden flooring throughout the room .

#### Kitchen

3.91 x 2.51 (12'9" x 8'2")

With newly fitted wall and base units, modern sink with mixer tap, fitted hob and extractor hood. The additional kitchen appliances are all included.

### FIRST FLOOR

#### Landing

With radiator.

#### Bedroom 1 (Front )

3.75 x 2.81 (12'3" x 9'2")

With radiator.

#### Bedroom 2 (front)

2.74 x 1.90 (8'11" x 6'2")

With radiator.

#### Bedroom 3 (rear)

3.17 x 2.97 (10'4" x 9'8")

With fitted cupboard housing combi gas central heating boiler.

#### Rear landing

With walk in storage cupboard and Velux widow.

#### Bathroom

With tiled bath and shower, modern pedestal vanity unit basin and W.C

#### EXTERNALLY

large detached Garage and lawned garden to the front with flower boarder and paved patio.

Small rear yard with steps leading to rear service road .

#### MATERIAL INFORMATION

All mains services.

Gas fired central heating.

Tenure : Freehold

Council tax band: B

No onward chain.

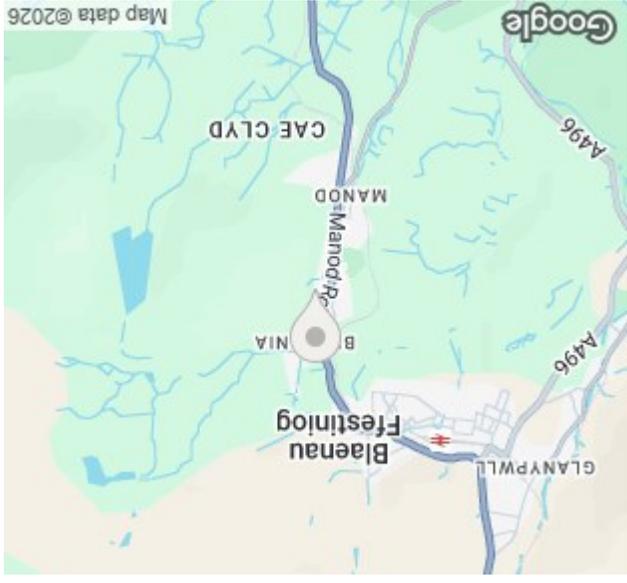






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.  
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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