



Tom Parry

2 Pengelli Terrace, Blaenau Ffestiniog, LL41 3BZ

Offers in the region of £110,000

2 Pengelli Terrace, Blaenau Ffestiniog, LL41 3BZ

Tom Parry & Co are delighted to offer for this this delightful mid-terrace house presenting an excellent opportunity for first-time buyers or investors seeking a project. The property features two well-proportioned bedrooms, making it a comfortable space for small families or individuals.

One of the standout features of this residence is its lovely elevated position with fine open views to the front, which overlooks the stunning mountains, providing a picturesque backdrop to daily life. The property is in need of some modernisation, allowing new owners to put their personal touch on the space and create a home that truly reflects their style. The property also benefits from full loft insulation.

Conveniently located approximately half a mile from the town centre, residents will find themselves within easy reach of local amenities, including shops, cafes, and essential services.

Sold with no onward chain.

Viewing in highly recommended.

OUR REF: BF1533

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

Living Room

5.56 x 3.00 (18'2" x 9'10")

with coal effect mains gas fire (disconnected), 2 radiators, under stairs store cupboard

Kitchen

3.40 x 1.94 (11'1" x 6'4")

with hot and cold stainless steel sink, matching wall and base units with work tops, integrated fridge and freezer, fitted double oven with ceramic hob, partly tiled walls, wall mounted gas fired central heating boiler,

Lean to Rear Porch

with space for washing machine and tumble dryer

FIRST FLOOR

Bedroom 1

3.88 x 3.07 (12'8" x 10'0")

with built in cupboard, 1 radiator

Bedroom 2

2.30 x 2.23 (7'6" x 7'3")

with 1 radiator

Bathroom

with panelled bath and shower fittings, wash hand basin, W.C, partly tiled walls, 1 radiator

EXTERNALLY

Flagged sitting area to the front

Small rear yard with steps up to rear service lane

On street parking (first come first serve)

SERVICES

All mains services

Gas fired central heating - installed in September 2019 and serviced annually

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

