



# Tom Parry

1 Meirion Terrace, Blaenau Ffestiniog, LL41 3UA

Offers over £99,000



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Tom Parry & Co are delighted to offer for sale this three bedroom end of terrace property situated a stone's throw away from local shops and amenities.

The property briefly comprises of a spacious living room, kitchen and through utility/shower room to the ground floor, and three bedrooms and a bathroom to the first floor.

Externally there is a detached workshop/garage set in a separate parcel of land opposite the property, with off road parking for several cars.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns. The town also boasts several mountain biking trails with extreme mountain bike tracks and other adventure attractions such as the Zipworld, Bounce Below and Zip World Caverns. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

**BF1469**

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hallway

with 1 radiator

##### Living Room

5.76 x 4.58 (18'10" x 15'0")

with triple aspect, 2 radiators, fireplace housing a coal effect electric fire, under stairs store cupboard

##### Kitchen/Breakfast Area

4.64 x 2.37 (15'2" x 7'9" )

with timber sink unit, matching wall and base cupboards, tiled flooring, partly tiled walls, door out to rear

##### Through Utility/Shower Room

with WC

#### FIRST FLOOR

##### Bedroom 1

2.33 x 2.04 (7'7" x 6'8" )

##### Bedroom 2

3.19 x 2.96 (10'5" x 9'8" )

with radiator

##### Bedroom 3

2.79 x 2.10 (9'1" x 6'10")

with radiator

##### Bathroom

with panelled bath, wash hand basin and WC, 1 radiator, airing cupboard housing the gas fired central heating boiler

#### EXTERNALLY

Flagged front patio area.

Off road parking.

Detached garage/workshop on separate parcel of land

### SERVICES

All mains services

### 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.

