



**Tom Parry**

3 Blaen Afon, Blaenau Ffestiniog, LL41 3TY

**£110,000**

### 3 Blaen Afon, Blaenau Ffestiniog, LL41 3TY

Tom Parry & Co are delighted to offer this 2 bed end of terrace property nestled in the charming town of Blaenau Ffestiniog, this beautifully modernised house presents an excellent opportunity for first-time buyers. With a prime location in the town centre, you will find yourself just a stone's throw away from local amenities, making daily life both convenient and enjoyable.

The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is inviting and perfect for entertaining guests or enjoying quiet evenings at home. The house features a contemporary kitchen and bathroom, ensuring that all modern comforts are at your fingertips.

One of the standout features of this home is the mains gas central heating, which promises warmth and comfort throughout the colder months. The property has been fully modernised, allowing you to move in without the need for any immediate renovations or updates.

This delightful house is not only a perfect starter home but also a wonderful place to create lasting memories. With its appealing blend of modern living and a central location, this property is sure to attract those looking for a comfortable and stylish abode in the heart of Blaenau Ffestiniog. Don't miss the chance to make this lovely house your new home.

**OUR REF: BF1558**

#### ACCOMMODATION

All measurements are approximate.

#### GROUND FLOOR

##### Living Room

5.78 x 4.52 (18'11" x 14'9")

With open fire place stairs to first floor and one radiator.

##### Kitchen

3.69 x 2.43 (12'1" x 7'11")

With Hot and cold stainless steel sink, partially tiled wall with matching wall and base units, built in electric hob and oven with overhead extractor. Wall mounted Gas fired central heating boiler tiled floor and one radiator

#### FIRST FLOOR

##### Bedroom 1

3.07m x 87.17m (10'1" x 286)

With radiator.

##### Bedroom 2

2.73 x 2.34 (8'11" x 7'8")

With radiator.

##### Bathroom

With partially tiled walls, panelled bath with overhead shower, wash hand basin with storage and a heated towel rail.

#### EXTERNALLY

With small paved front garden .

Flagged rear garden with steps up to stone storage shed.

#### SERVICES

All mains services .

Gas fired central heating.

#### MATERIAL

Tenure: Freehold  
Gwynedd Council Tax band :A  
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.

