



Tom Parry

144 Manod Road, Blaenau Ffestiniog, LL41 4AH

Offers in the region of £99,500

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Tom Parry & Co are delighted to offer for sale this three-bedroom inner terrace residence presenting an excellent opportunity for first-time buyers. The property boasts two spacious reception rooms, providing ample space for relaxation.

One of the standout features of this home is the fine open views to the rear, which offer a picturesque backdrop of the surrounding mountains, creating a serene atmosphere that is hard to resist. The residence is equipped with gas-fired central heating and uPVC double glazing, ensuring comfort and energy efficiency throughout the seasons.

Additionally, the property includes a rear garden, perfect for enjoying the outdoors, as well as a garage that adds convenience for storage or parking. This charming home combines practicality with scenic beauty, making it an ideal choice for those looking to settle in a vibrant community.

BF1519

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with radiator and telephone point

Sitting Room

3.46 x 2.60 (11'4" x 8'6")

with coal effect mains gas fire (not operational) 1 radiator, sliding glazed doors through to:-

Living Room

3.60 x 3.57 (11'9" x 11'8")

with tiled fireplace housing the mains gas fire (not operational)

Kitchen

3.61 x 2.66 (11'10" x 8'8")

with hot and cold stainless steel sink, matching wall and base units, formica worktops, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, 1 radiator, telephone point, under stairs store cupboard, rear hallway with store cupboard, door out to rear

Bathroom

with shower cubicle, wash hand basin, WC, 1 radiator

FIRST FLOOR

Bedroom 1

3.97 x 2.42 (13'0" x 7'11")

with 1 radiator

Bedroom 2

2.77 x 1.96 (9'1" x 6'5")

with 1 radiator

Bedroom 3

2.90 x 2.25 (9'6" x 7'4")

with 1 radiator

EXTERNALLY

Concreted rear yard with steps down to a garden area.

Garage with roller shutter door.

Access to rear service lane.

SERVICES

All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

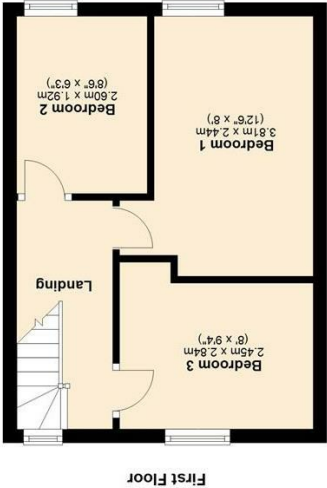
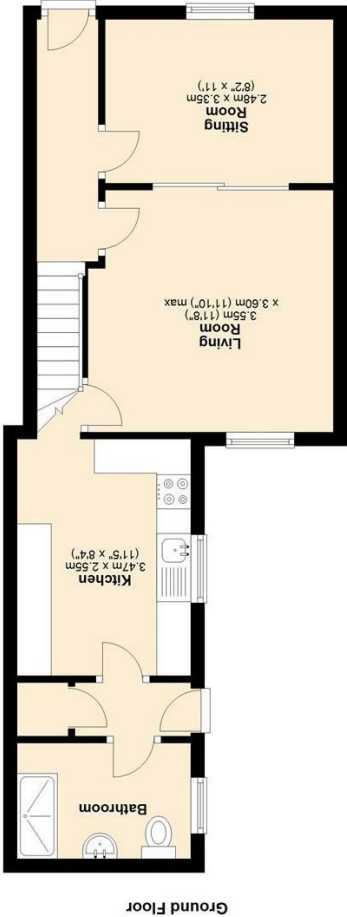
Council Tax Band - A







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	69 C	80 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

