

Tom Parry

2 Cae'r Delyn Station Road, Blaenau Ffestiniog, LL41 4TE

£149,995

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Entrance Hallway
with radiator

Living Room
5.74 x 2.18 (18'9" x 7'1")
with dual aspect windows; single fuel stove, 2 radiators; carpet flooring

Kitchen/Dinner
5.47 x 2.18 (17'11" x 7'1")
a mixture of wall and base units & worktops, stainless steel sink, Plumbing for washing machine, tiled floor. Door to rear;

Bedroom 1
3.55 x 3.12 (11'7" x 10'2")
with carpet flooring, 1 radiator.

Bedroom 2
with carpet flooring; one radiator

Bathroom
modern bathroom suite, comprising of tiled floors and walls, paneled bath, cubicle shower; wash hand basin and low level WC. 1 radiator

OUTSIDE
Graveled front garden, flagged rear yard, parking space.
Oil Tank

Material Information
oil fired central heating
all mains tested



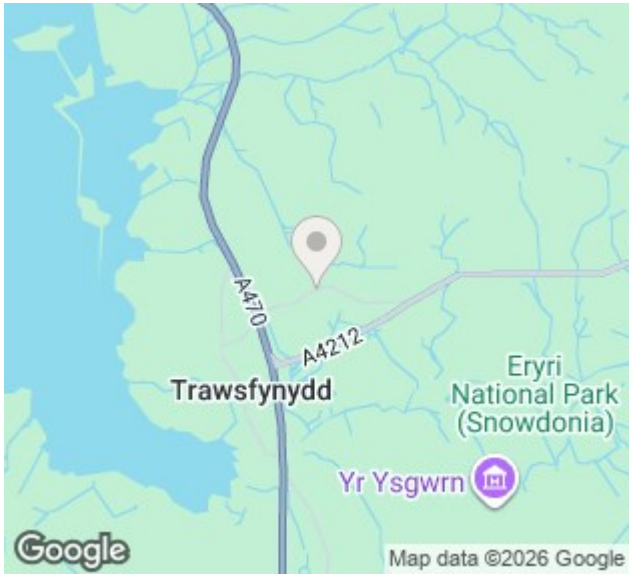












NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.