



# Tom Parry

9 Cromwell Street, Blaenau Ffestiniog, LL41 3HG

Asking price £105,000



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Tom Parry & Co are delighted to offer for sale this well-presented two-bedroom terraced house, featuring a well-appointed reception room that welcomes you into the home, providing a warm and inviting.

The residence boasts two comfortable bedrooms, ideal for a small family or those seeking a guest room or home office. The bathroom is thoughtfully designed, ensuring functionality and comfort.

The property has the benefit of gas-fired central heating and a rear yard with flower borders.

Situated within easy walking distance of the town's shops, this home is perfectly positioned for those who appreciate the convenience of local amenities.

**OUR REF: BF1544**

### ACCOMMODATION

(all measurements are approximate)

### GROUND FLOOR

#### Living Room

5.76 x 4.47 (18'10" x 14'7" )

with under stairs storage, 2 radiators, dual aspect

#### Kitchen

3.68 x 2.43 (12'0" x 7'11")

with hot and cold stainless steel sink, matching wall and base units, tiled flooring, partly tiled walls, plumbing for automatic washing machine, 1 radiator

#### Rear Lobby

with cupboard housing the gas fired central heating boiler

#### Bathroom

with panelled bath, shower attachment, wash hand basin, WC, heated towel rail, partly tiled walls

### FIRST FLOOR

#### Bedroom 1

2.70 x 1.91 (8'10" x 6'3" )

with 1 radiator

#### Bedroom 2

5.95 x 2.94 (19'6" x 9'7" )

with 2 radiators, dual aspect

### EXTERNALLY

Concreted rear yard with flower borders

### SERVICES

All mains services

Gas fired central heating

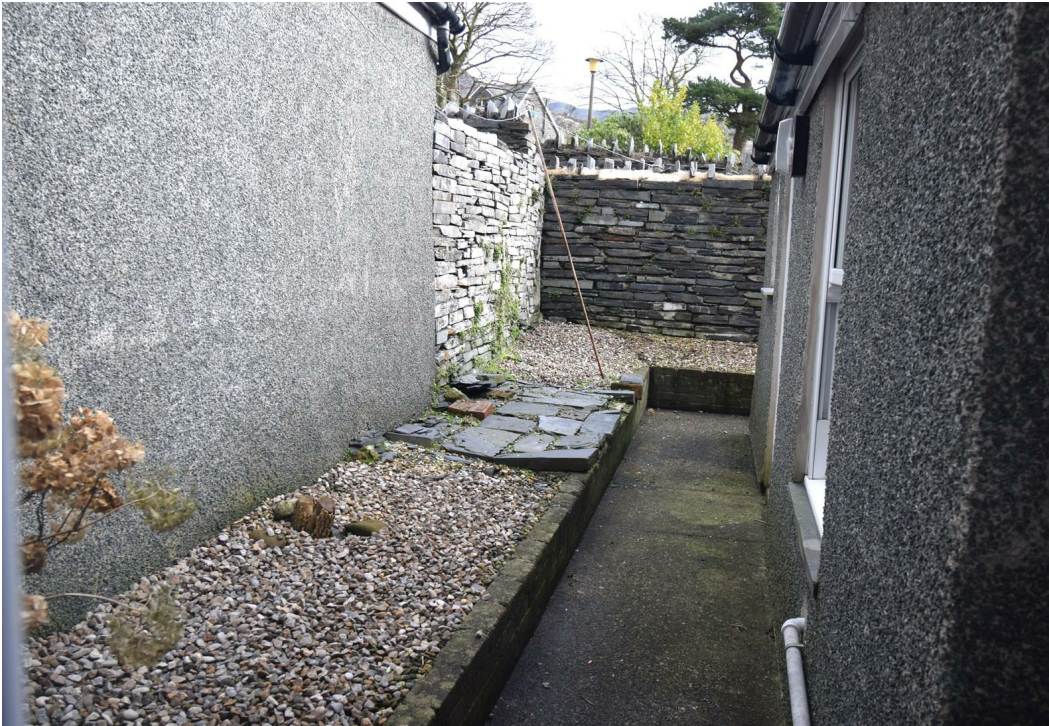
### MATERIAL INFORMATION

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		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

