



Tom Parry

13 Fron Fawr, Blaenau Ffestiniog, LL41 3YE

Offers in the region of £105,000

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Tom Parry & Co are delighted to offer for sale this 3 bedroom, freehold terrace house situated on a predominantly Council owned estate, conveniently situated within easy reach of local amenities.

The property has the benefit of uPVC double glazing, gas fired central heating, garden to the front and rear yard. It is considered to be an ideal family sized home but is in need of some refurbishment and modernisation.

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 Zip World, 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.

BF1526

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with radiator and store room

Living Room

3.59 x 3.55 (11'9" x 11'7")

with coal effect mains gas fire and radiator

Bathroom

with panelled bath and shower attachments; wash hand basin; WC and heated towel rail with partly tiled walls

Kitchen/Diner

3.63 x 3.26 (11'10" x 10'8")

with a range of fitted wall units; hot and cold stainless steel sink with base cupboards; plumbing for automatic washing machine; wall mounted gas fired central heating boiler; built in cupboards; mains gas fire and glazed door to rear.

FIRST FLOOR

Landing

with radiator

Bedroom 1

4.52 x 3.34 (14'9" x 10'11")

with cast iron fireplace and radiator

Bedroom 2

3.26 x 2.27 (10'8" x 7'5")

with radiator

Bedroom 3

3.85 x 2.72 (12'7" x 8'11")

with cast iron fire place and radiator

Separate WC

with wash hand basin and partly tiled walls

EXTERNALLY

The property has a gravelled garden to the front.

There is a concreted rear yard and store shed with access to rear service lane.

SERVICES

All mains services. Solar panels to roof.

COUNCIL TAX

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.

