



Tom Parry

10 Sun Street, Llan Ffestiniog, LL41 4NE

Offers in the region of £80,000

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Tom Parry & Co are delighted to offer for sale this two-bedroom mid-terrace house on Sun Street presenting an excellent opportunity for those looking to invest in a property with great potential.

While the property is in need of modernisation and refurbishment, it offers a blank canvas for first-time buyers or investors eager to put their personal touch on a home. With two reception rooms and a kitchen to the ground floor, and two well-proportioned bedrooms and a bathroom to the first floor.

The property has the benefit of a lawned rear garden area with a store shed.

This mid-terrace house is not only a promising investment but also a chance to create a warm and inviting home in a picturesque setting.

The village of Llan Ffestiniog is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty. It is conveniently located within easy reach of the village shop and the historic slate quarrying town of Blaenau Ffestiniog and harbour town of Porthmadog are approximately 3 and 10 miles distance respectively providing shopping facilities and amenities.

BF1518

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hall opening to the:-

Front sitting Room

3.58 x 2.80 (11'8" x 9'2")
with tiled fireplace

Living Room

4.39 x 3.43 (14'4" x 11'3")
with tiled fireplace, built in store cupboard

Through Kitchen

3.03 x 2.51 (9'11" x 8'2")
with hot and cold stainless steel sink, base cupboards, electric water heater, dual aspect, door out to rear

FIRST FLOOR

Bedroom 1 (front)

4.38 x 3.58 (14'4" x 11'8")

Bedroom 2 (rear)

3.43 x 2.24 (11'3" x 7'4")

Bathroom

with panelled bath, wash hand basin, WC, airing cupboard housing the hot water cylinder and immersion heater

EXTERNALLY

Small front foregarden.
Grassed rear garden with store shed.
Access to rear service lane.
Underpass access to the front.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band - A

Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

Article 4 Directive

If you own a residential dwelling (which is a main home) within the Eryri National Park area and wish to change the use to a second home, short term holiday let or specific mixed use, you will be required to obtain planning permission from Eryri's National Park Authority before undertaking the change of use

VIEWING:- Strictly via selling agent





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tomparry.co.uk



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.

EPC Awaited



Floor plan Awaited