

# Tom Parry



**38 Church Street, Blaenau Ffestiniog, LL41 3HD**

**£100,000**

- Shop and spacious 2 Bedroom Flat
- Prominent position close to the town centre
  - Independent side access to the Flat
- uPVC double glazing and gas fired central heating serving the Flat
  - To be sold with the flat tenant in situ

## 38 Church Street, Blaenau Ffestiniog, LL41 3HD

The property comprises shop together with spacious first and second floor Flat with independent side access, situated on Church Street, close to the town centre.

The flat has the benefit of a gas fired central heating system and uPVC double glazing.

**Ref: BF1197**

**The ACCOMMODATION comprises:-**  
(all measurements approximate)

### Ground Floor

#### The Shop

19'1" x 14'2" (5.82m x 4.32m)

with understairs store cupboard, electric panel heater

#### Inner Lobby

with door opening to the rear

#### Independent w.c.

low level w.c., and pedestal wash hand basin

#### Separate side access leading to the Flat

#### Entrance Hallway

with radiator, staircase leading to the first floor

#### Landing

with staircase leading to the second floor, radiator

#### Lounge/Dining Area "L" shaped

18'11" x 17'5" plus bay window (5.79m x 5.33m plus bay window)

with 3 radiators

#### Kitchen

8'6" x 6'10" (2.61m x 2.10m)

with range of fitted base units including single drainer

stainless steel sink unit, work surfaces and tiled surrounds, gas cooker point, wall mount "Worcester" Combi gas fired central heating boiler, radiator

#### Shower Room

with corner shower enclosure and "Mira" electric shower unit, pedestal wash hand basin and low level w.c, radiator

#### Second Floor

#### Landing

with radiator

#### Front Bedroom 1

18'9" x 10'4" (5.72m x 3.17m)

with built-in cupboard, 2 radiators

#### Rear Bedroom 2

12'3" x 8'2" (3.75m x 2.50m)

with 2 radiators

#### Outside

Small yard area with steps leading to a small terrace. Right of way to the side

#### Services

All mains services

#### NOTE:

The flat is currently tenanted and the property is to be sold with tenant in situ



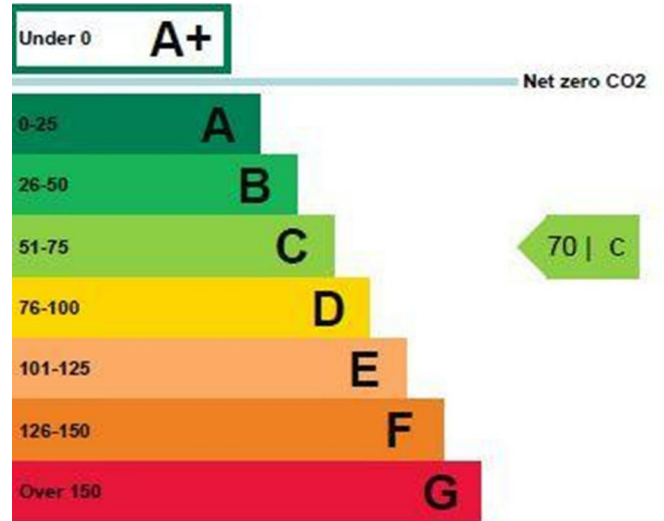


**Tom Parry**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

Flat



Shop - Commercial



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.



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