



**28 Manod Road, Blaenau Ffestiniog LL41 4DE**

**£115,000**

- Inner terrace house
  - 3 Bedrooms
- Single storey rear extension
- Country style kitchen units
  - Useful Attic Room
  - uPVC double glazing
  - Gas fired central heating
- uPVC "French" doors opening to the front and rear
  - Off road parking space
- Small enclosed front and rear garden

## 28 Manod Road, Blaenau Ffestiniog, LL41 4DE

A fully modernised, two storey, end terrace house, being slightly elevated and set back from the roadway, approximate half a mile from the town's shops and amenities.

The Property has the benefit of a country style fitted kitchen, uPVC double glazing, gas fired central heating, enclosed garden areas and parking space.

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 Zipworld, 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.

Viewing recommended.

**Ref: BF1165**

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

### Ground Floor

#### Entrance Hall

with staircase leading to the first floor, radiator, uPVC double glazed entrance door

#### Living Room

12'2" x 11'0" average (3.71m x 3.36m average)

with exposed stone former fireplace recess and slate hearth, understairs store area, 2 radiators, uPVC double glazed "French" doors opening onto the paved patio

#### Kitchen/Dining Area

15'5" x 8'2" maximum (4.72m x 2.49m maximum)

with range of fitted cream coloured country style wall and base units including single drainer stainless steel sink unit, work surfaces and tiled surrounds, gas cooker point, radiator, uPVC double glazed "French" door opening to the rear, the kitchen opens into the:-

#### Utility Room

6'6" x 5'5" (2.00m x 1.66m )

with provision for plumbed-in washing machine, wall mounted "Worcester" gas fired Combi central heating boiler

### First Floor

#### Landing

with staircase leading to the Attic Room

#### Front Bedroom 1

10'6" x 8'11" (3.22m x 2.72m)

with radiator

#### Front Bedroom 2

7'8" x 6'9" (2.35m x 2.07m)

with radiator

#### Rear Bedroom 3

9'6" x 7'8" (2.90m x 2.34m)

with radiator

#### Bathroom

with white suite comprising panelled bath and shower attachment, pedestal wash hand basin and w.c., tiled surrounds, radiator

### Attic

#### Landing

#### Attic Room

14'1" x 11'1" (4.30m x 3.40m)

with "Velux" roof window, radiator

#### Outside

Steps from the pavement leading up to the paved patio and enclosed artificial grass area

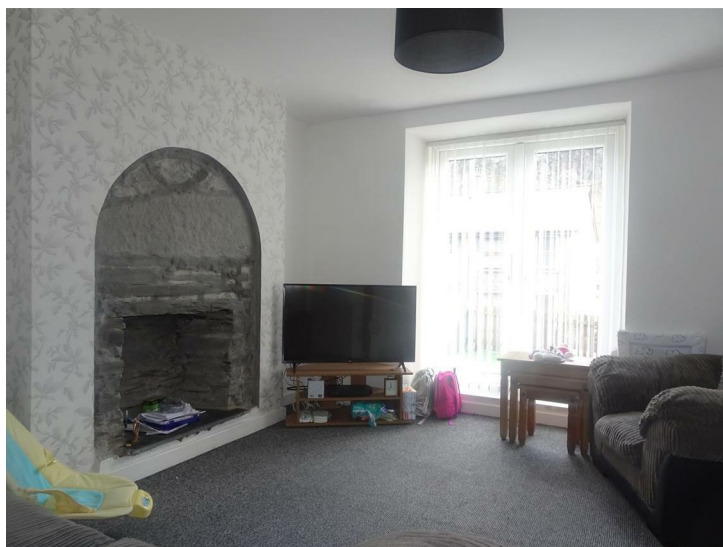
Enclosed artificial grass area to the rear and tarmac parking space; rear service lane

#### Services

All mains services

#### NOTE:

The property is currently tenanted



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.