

BOBPARRY

1 DDOL COTTAGES, TANYGRISIAU
ASKING PRICE £107,500
REFERENCE: 23075



- SEMI DETACHED HOUSE
- TWO BEDROOMS
- NIGHT STORAGE HEATERS

- LOG BURNER
- ENCLOSED GARDEN
- EPC TBC

DIRECTIONS

From our Blaenau Ffestiniog office go along the High Street and Church Street to the roundabout, turn left at the roundabout (first exit). Go down the A496 past Rehau factory. Take the first right after the factory and then the right hand fork to go into the village. The property is the one on the left just before the bridge.

Description

A delightful semi detached two bedroom house located within a popular residential area of Tanygrisiau on the outskirts of Blaenau Ffestiniog. Electric heating system. Log burner. Double glazing throughout. On street parking. Yard to front of property and a small rear garden. EPC TBC

Lounge 5.23m (max) x 3.65m (17'2" (max) x 12'0")

The lounge has a sofa area. Dining table and chairs. Log burner. Upvc double glazing. Consumer unit. Stairs leading to first floor.

Shower room

Low level WC. Wash hand basin. Electric shower. Waterproof laminated flooring with underfloor heating and tiled walls.

Kitchen 3.14m x 2.36m (10'4" x 7'9")

Tiled flooring. Matching floor and wall units. Built in electric cooker and electric hob. Built in dishwasher and fridge. Upvc double glazing window and rear door.

Bedroom one 3.63m x 2.72m (11'11" x 8'11")

Double bedroom, Upvc double glazing to front of property. Number of sockets.

Bedroom two 3.74m x 2.42 (12'3" x 7'11")

Single bedroom with built in wardrobe. Upvc double glazing to rear of the property.

Outside

Enclosed front patio area over looking open fields. Right of way by foot to next door. Enclosed rear yard with coal store, shed and outside tap. Raised patio seating area. Pedestrian access from the side road. On street parking.

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in Band A.
Information from www.voa.gov.uk

Viewing Arrangements

Please contact our Llanrwst office on: 01492 640415 or email us at llanrwst@bobparry.info



11 Ancaster Square, Llanrwst, Conwy, LL26 0LG
01492 640415 | www.bobparry.info | llanrwst@bobparry.info