



Maes Teg, Tyddyn Gwyn, Blaenau Ffestiniog LL41 4AL

£135,000

- An Inner terrace of 3 houses
 - 3 Bedrooms
- Situated in a popular residential location
 - Two storey rear extension
 - uPVC double glazing
 - Gas fired central heating
 - Detached garage
- Superb far reaching mountain views
 - No onward chain
- Reduced from £145,000

Maes Teg, Tyddyn Gwyn, Blaenau Ffestiniog LL41 4AL

A mid terrace of three properties occupying a slightly elevated position in a much-favoured residential location on the fringe of the town, and commanding delightful, far reaching views towards the Rhinog Mountains.

"Maesteg" is considered to be an ideal family home with the benefit of a two storey extension and lean-to utility room to the rear, gas fired central heating, uPVC double glazing and detached garage. There is small garden to the front and enclosed rear yard.

The locality has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns at Blaenau Ffestiniog as well as 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 offers a variety of outdoor pursuits including fishing, hiking, climbing, canoeing and many scenic country walking routes, with the West Wales coast less than 10 miles away

Ref: BF1186

The Accommodation comprises:-
(all measurements approximate)

Ground Floor

Entrance Porch

with uPVC double glazed entrance porch

Hall

with Tesellated tiled floor, radiator, stairs leading to first floor

Front Sitting Room

12'3" x 11'11" (3.75m x 3.64m)

with timber surround fireplace fitted with electric heater (not in working order), recess cupboard, radiator, lovely views

Living Room

12'1" x 9'8" (3.69m x 2.96m)

with tiled open fireplace, radiator

Kitchen

10'1" x 7'8" (3.09m x 2.36m)

with a range of wall and base units including 1 1/2 bowl sink unit, work tops, electric cooker, extractor hood, understairs cupboard, "Terrazzo" tiled floor, radiator

Lean-to Utility Room (Polycarbonate roof)

10'5"m x 7'3" (3.18m x 2.23m)

with single drainer stainless steel sink unit, single wall cupboard, work top, uPVC panelled wall, uPVC double glazed door opening to the rear

First Floor

Landing

with radiator, ceiling access hatch to roof space

Front Bedroom 1

11'7" x 9'3" (3.55m x 2.84m)

with radiator

Front Bedroom 2

8'0" x 6'0" (2.46m x 1.83m)

with radiator

Rear Bedroom 3

10'1" x 9'11" (3.09m x 3.04m)

with radiator, views to the rear

Bathroom

10'3" x 7'8" max (3.13m x 2.36m max)

with white suite comprising panelled bath and "Triton" shower over, pedestal wash basin and w.c., tiled surrounds, radiator, fitted linen cupboard housing the wall mounted "Worcester" gas fired central heating boiler, tile effect vinyl floor covering

Outside

Garden to the front with steps leading up the property

Enclosed rear yard with small store shed

Detached single garage with metal up and over door (suitable for a small car)

Access to rear service lane

Services

All mains services

NOTE:

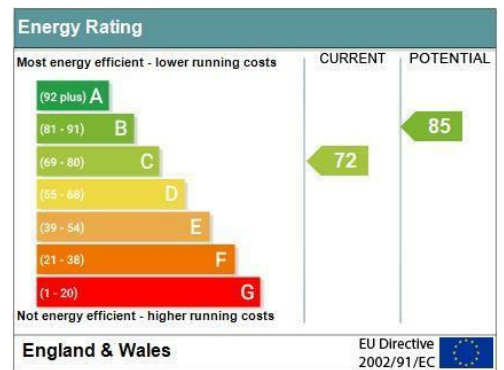
The rear extension has recently been re-roofed.





Tom Parry

01766 830126
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.



Tom Parry

01766 830126
tomparry.co.uk