



143 Manod Road, Blaenau Ffestiniog, LL41 4AH

£120,000

- Spacious inner terrace house
- Ideal 3 Bedroom family home
- Far reaching views to the rear towards the Moelwyn Mountain range
 - Gas fired central heating
- Most of the windows are uPVC double glazed
 - Laminated floors
 - Small garden
 - Off road parking
 - No onward chain
- Viewing recommended

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143 Manod Road is considered an ideal family home with far reaching mountain views to the rear, spacious lounge/dining area, 3 bedrooms, fitted kitchen, rear garden and off road parking. It also has the benefit of gas fired central heating and most of the windows are uPVC double glazed.

The property occupies a roadside position within easy walking distance of the primary school and bus service and the town's shops and amenities are approximately one mile distance.

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 and many scenic country walking routes.

VIEWING RECOMMENDED

Ref: BF1187

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

Ground Floor

Entrance Hallway

with laminated flooring, radiator, staircase leading to the first floor, uPVC double glazed entrance door with 2 double glazed units to the upper portion

Lounge/Dining Area

20'9" x 10'10" (6.34m x 3.31m)

with timber surround fireplace fitted with "Living Flame" gas fire set on a raised marble hearth, laminated flooring, 2 radiators, lovely views to the rear towards the Moelwyn Mountains.

Inner Lobby

with understairs store cupboard, laminated flooring

Kitchen

11'3" x 6'4" (3.44m x 1.94m)

with range of fitted wall and base units including 1½ bowl single drainer sink unit, double oven and 4 ring gas hob, extractor hood over, work surfaces and tiled surrounds, tiled floor, radiator, full height double glazed entrance door opening to the rear

First Floor

Spacious Landing

with ceiling access hatch to roof space

Front Bedroom 1

13'0" x 8'0" (3.97m x 2.44m)

with radiator

Front Bedroom 2

9'2" x 6'6" (2.80m x 1.99m)

with radiator

Rear Bedroom 3

9'5" x 7'6" plus recess (2.89m x 2.29m plus recess)

with radiator

Bathroom

with white suite comprising panelled bath and shower over, shower screen, pedestal wash hand basin and low level w.c., fitted cupboard housing the wall mounted "Vaillant" gas fired central heating boiler

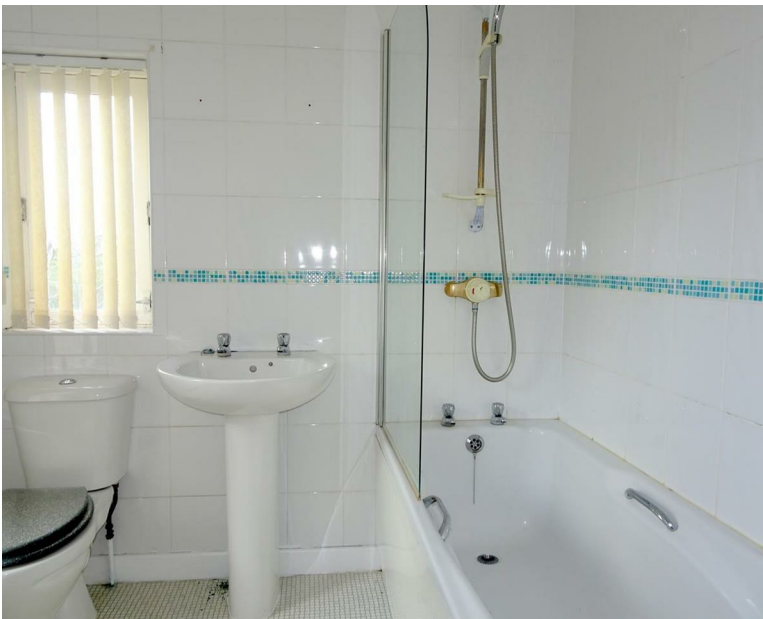
Outside

Lean-to brick and slate workshop/store/utility 2.27m x 2.10m with plumbing for washing machine; light and power
Paved areas on two levels to the rear, small lawned garden area, steps leading down to the slate gravelled parking area; rear service lane

Services

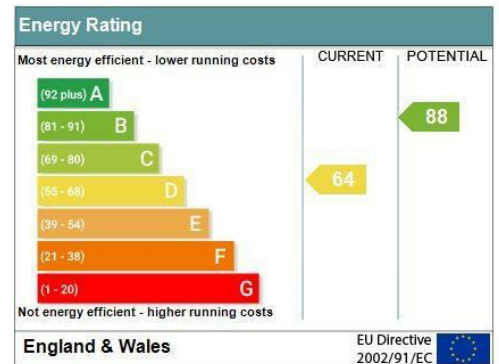
All mains service





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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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