



## 5 Dolydd Terrace, Tanygrisiau, Blaenau Ffestiniog, LL41 3TN

**£115,000**

- Situated in a quiet residential area on the fringe of the village
  - uPVC double glazed windows
  - Inglenook style fireplace
    - Multi-fuel stove
    - Central heating
  - Exposed ceiling beams
- Pleasant open aspect to the front
  - Garden to the front
  - Ideal starter home
  - Viewing recommended

## 5 Dolydd Terrace, Tanygrisiau, Blaenau Ffestiniog, LL41 3TN

A single fronted, inner terrace cottage situated in a quiet residential location on the fringe of the village of Tanygrisiau. The town centre is approximately one mile distance for local shopping facilities and amenities.

The property has been tastefully decorated and has the benefit of uPVC double glazing, central heating, Inglenook style fireplace with multi-fuel stove, exposed ceiling beams and useful attic room with large "Velux" window enjoying a pleasant open aspect to the front. It has been successfully run as a holiday let business by the present owner and most of the furniture and contents may be included in the sale.

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: BF1188

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

### Ground Floor

#### Living Room

18'6" x 12'4" (5.64m x 3.78m)

with uPVC double glazed entrance door, Inglenook style fireplace and wooden lintel over housing the multi-fuel stove (with back boiler supplying the central heating system) set on a raised slate hearth, exposed ceiling beams, 2 radiators, stairs to first floor

#### Inner Lobby

with understairs store area, tiled floor

#### Kitchen

7'11" x 7'10" plus alcove (2.42m x 2.40m plus alcove)

with range of matching wall and base units including single drainer stainless steel sink unit, built-in electric cooker and 4 ring ceramic hob, extractor hood over, worktops, tiled surrounds, fitted shelves in alcove, radiator, tiled floor, door to rear

### First Floor

### Landing

#### Front Bedroom 1

12'6" x 9'10" (3.83m x 3.01m)

with 2 radiators, door and stairs to :-

#### Attic Room

12'1" x 8'7" (3.70m x 2.62m)

with eaves cupboard, "Velux" window

#### Rear Bedroom 2

8'7" x 7'11" (2.62m x 2.43m)

with radiator

#### Bathroom

with white suite comprising panelled bath and "Aqualista" shower over, pedestal wash basin and w.c. tiled surrounds, fitted cupboard housing the hot water cylinder fitted with immersion heater, radiator

#### Outside

Garden to the front with artificial grass and slate gravel patio area, stone path

Small rear yard, store shed

#### Services

Mains water, electricity and drainage



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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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		53
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	18	
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.



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