

Tom Parry



7 Barlwyd Terrace, Tanygrisiau, Blaenau Ffestiniog, LL41 3RL

£115,000

- An end terrace cottage
- Pleasant open aspect overlooking the river
- Tastefully modernised and refurbished
 - uPVC double glazing
 - Electric heating
- Inglenook style fireplace
- Exposed ceiling beams
- Stone built store shed
 - Garden to the side
- Viewing recommended

7 Barlwyd Terrace, Tanygrisiau, Blaenau Ffestiniog, LL41 3RL

A charming, end terrace cottage, occupying a riverside location in an established residential area near the Ffestiniog Narrow Gauge Railway line to the rear. The town centre is approximately ¼ mile distance for local shopping facilities and amenities.

The cottage is fully modernised yet retains character with Inglenook style fireplace fitted with multi-fuel stove and exposed ceiling beams. It has the benefit of uPVC double glazing, and a garden to the side with mountain views. The property 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: BF1189

The ACCOMMODATION comprises:-
(all measurements approximate)

Ground Floor

Entrance Hall

with uPVC double glazed entrance door, stairs to first floor, door into :-

Open Plan Living Room/Kitchen

21'3" x 11'10" max (6.49m x 3.62m max)

with stone inglenook fireplace and slate lintel over housing the multi-fuel stove set on a raised slate hearth; range of white base units including single drainer stainless steel sink unit, worktops, tiled surrounds, understairs store cupboard, electric radiator, wall lights, "Karndean" wood effect flooring, uPVC double glazed door to rear

First Floor

Landing

with electric storage heater, ceiling access hatch to roof space

Front Bedroom1

11'7" max x 11'5" (3.54m max x 3.48m)

with electric heater

Rear Bedroom 2

9'10" x 6'3" (3m x 1.93m)

with electric heater

Bathroom

with tiled shower enclosure and "Triton" shower fitment, Vanity unit, w.c., tiled surrounds, 2 small single wall cabinets, electric towel rail

Outside

Gate to the side onto a stone gravel path, small garden area with artificial grass and flower borders
Slate graveled path to the rear, steps up to stone built store shed

Services

Mains water, electricity and drainage

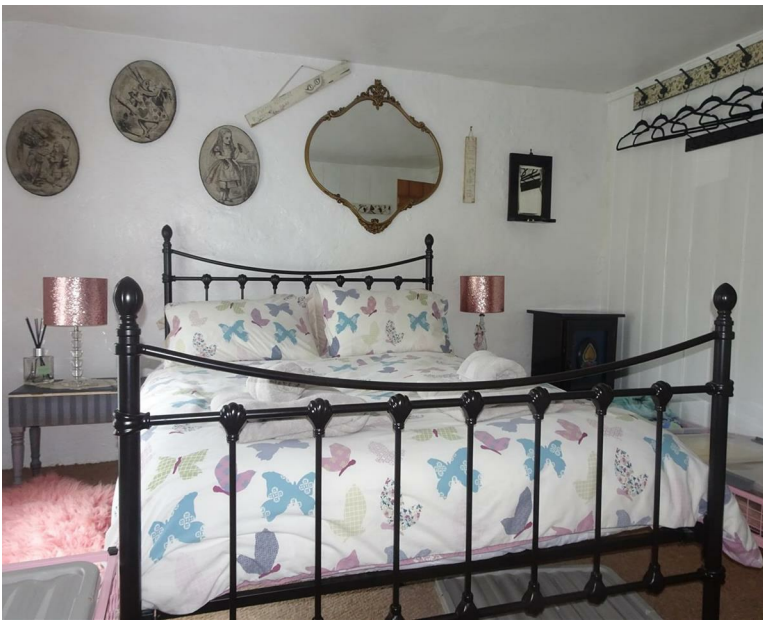
Note:

There is a right of way access along the path to the side and rear of the property



Tom Parry

01766 830126
tomparry.co.uk



Tom Parry

01766 830126
tomparry.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
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.



Tom Parry

01766 830126
tomperry.co.uk