



Hafan, 3 Belle Vue, Llan Ffestiniog LL41 4NU

£110,000

- Inner terrace house
 - 3 Bedrooms
 - Attic Room
- Spacious kitchen/diner
- Modern shower room fittings
 - uPVC double glazing
- Gas fired central heating system
- Low maintenance rear garden with paved patio
 - Off road parking
 - No onward chain

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A two storey, inner terrace house situated in a popular residential area in the village of Llan Ffestiniog, which is located in the Snowdonia National Park, an area renowned for its outstanding natural beauty. It is conveniently situated within easy reach of the village shop, primary school and bus service.

The historic slate quarrying town of Blaenau Ffestiniog and harbour town of Porthmadog are approximately 3 and 10 miles distance respectively, providing local shopping facilities and amenities.

The property has the benefit of a spacious kitchen, modern shower room fittings, gas fired central heating, uPVC double glazing, low maintenance rear garden and off road parking space.

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 benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

BF1192

The ACCOMMODATION comprises:-
(all measurements approximate)

Ground Floor

Entrance Porch

with composite entrance door fitted with two double glazed etched glass units, laminated flooring, uPVC double glazed door opening into the:-

Hall

with tiled floor, staircase leading to the first floor, radiator

Living Room

11'1" x 10'5" (3.39m x 3.2m)
with tiled floor, radiator

Kitchen/Dining Area

15'0" x 10'2" (4.58m x 3.11m)
with range of fitted wall and base units including single drainer stainless steel sink unit, work surfaces and tiled surrounds, plumbing for washing machine, built-in recess cupboard, tiled floor, painted pine panelled ceiling, radiator, uPVC double glazed door to rear

First Floor

Landing

with staircase leading to the Attic Room

Front Bedroom 1

10'4" x 9'10" (3.16m x 3.01m)
with fitted wardrobe and dressing table, radiator

Front Bedroom 2

5'6" x 5'5" (1.70m x 1.66m)

Rear Bedroom 3

12'1" x 10'7" (3.70m x 3.24m)
with feature original cast iron feature fireplace, fitted cupboard housing the wall mounted "Worcester" gas fired central heating boiler, radiator

Shower Room

with walk-in shower, vanity unit and low level w.c., fitted tall cupboard, plastic panelled walls, radiator

Attic Room

with eaves store cupboard, 2 "Velux" roof windows, 2 radiators

Outside

Small enclosed front garden
Good sized paved patio and gravelled rear garden,
Concrete parking area and access to rear service lane

Services

All mains services





Tom Parry

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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