

82 HIGH STREET, BLAENAU FFESTINIOG

DEPOSIT: £450 £450

REFERENCE: 15576



- MID TERRACE
- 2 BEDROOM
- ATTIC ROOM

- CENTRAL HEATING
- VIEWING ESSENTIAL
- EPC D 59

## DIRECTIONS

From our Blaenau Ffestiniog office turn right onto the High Street. Continue for 0.5 miles and the property will be found on the left hand.

## Description

A two bedroom and attic room family home located close to the town centre. Accommodation briefly comprises a large living room, kitchen, two bedrooms, one attic room, family bathroom. Good size rear yard with lovely views. No pets. EPC D-59

## Entrance Hall

Stairs to first floor landing. Meter box.

## Lounge 6.37 x 3.51 (20'11" x 11'6")

UPVC window to front and rear elevation. Radiator. Closed fire place. Store room.

## Kitchen 2.71 x 1.68 (8'11" x 5'6")

A range of fitted wall and base units with matching worksurfaces. Electric cooker. Stainless steel sink with mixer taps, Plumbing for dishwasher. Space for fridge. UPVC window to rear elevation. UPVC door leading to garden. Radiator.

## Bedroom one 2.76 x 3.95 (9'1" x 13'0")

Radiator, UPVC double glazing.

## Bedroom two 2.12 x 2.12 (6'11" x 6'11")

Radiator, UPVC double glazing.

## Bathroom

Low level wc. Wash hand basin. Bath with overhead shower.

## Attic room 3.98 x 3.58 (13'1" x 11'9")

Radiator. Velux window

## Rear yard

Store shed.

## Tax Band

The property is believed to be in .  
Information from [www.voa.gov.uk](http://www.voa.gov.uk)

## Viewing Arrangements

Please contact the Porthmadog office on:  
01766 512 666 or email us at  
[porthmadog@bobparry.info](mailto:porthmadog@bobparry.info)



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