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8 Geufron Terrace, Blaenau Ffestiniog, Gwynedd, LL41 3BW

Asking Price: £125,000

EPC Rating: F

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Summary

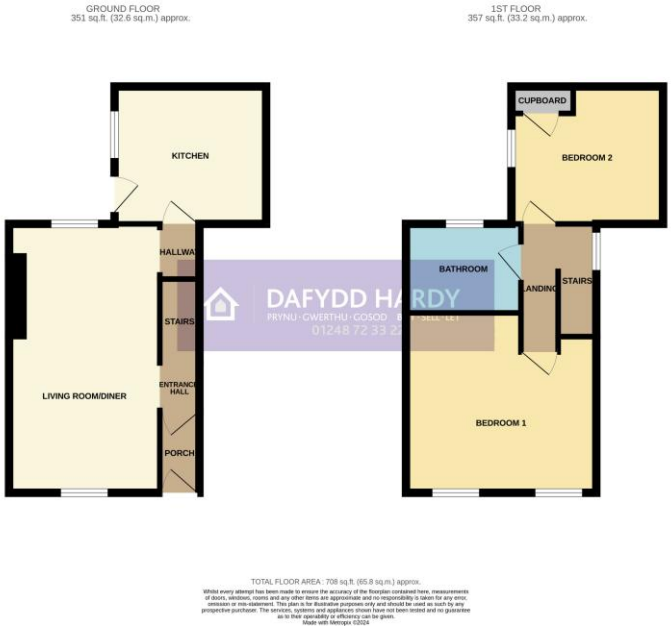
A charming 2 Bedroom, End Terrace home is situated surrounded by mountains offering an idyllic backdrop with fabulous views to be had from front and rear aspects. The home is located in a convenient position just a short distance from the town centre of Blaenau Ffestiniog, within easy reach of local amenities and general services. Entering the property via the Porch, you are then lead into the Entrance Hall and straight into the spacious Living Room/Diner that benefits from dual aspect windows and a lovely log burner stove to keep you toasty on those colder evenings. At the rear of the home is the fabulous Kitchen that is quite sizeable and features an integrated oven and hob. Upstairs there are 2 Double Bedrooms that are of good sizes and are served by the Family Bathroom that features a shower over the corner bathtub. Outside, immediately to the front is a dedicated off road parking area with steps leading up to a raised garden with lawn, spacious patio and garden shed. To the rear is an enclosed yard with steps leading up to a manageable lawn. The property comes fitted with uPVC double glazing.

Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog. By-passing Porthmadog, continue onwards along the A487 passing through Penrhyndeudraeth, turning left onto the A496 signposted Blaenau Ffestiniog shortly after Maentwrog. Carry on this road into Blaenau Ffestiniog and on reaching the roundabout, take the second exit onto the High Street. Proceed along this road and shortly after Morrison's grocery store, take the next turning on your left and continue for approximately 150 yards where you'll see Geufron Terrace on your left hand side, No.8 will be the furthest house.

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is good.



Heating

The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band A.

Energy Performance Rating

The property has the following EPC rating: F. See EPC report for full information.













Porch	
Entrance Hall	
Living Room/Diner	*3.22m x 5.78m (10'7" x 19') max. dimensions*
Hallway	
Kitchen	*3.25m x 2.95m (10'8" x 9'8")*
Landing	
Bedroom 2	*3.49m x 3.04m (11'5" x 10') max. dimensions*
Cupboard	
Bathroom	*1.8m x 2.48m (5'11" x 8'2")*
Bedroom 1	*4.07m x 3.85m (13'4" x 12'8") max. dimensions*

- End Terrace Quarryman's Cottage
- 2 Bedrooms & Bathroom
- Convenient For Town Centre Amenities
- Living Room/Diner With Log Burner
- Front & Rear Gardens & Off-Road Parking
- uPVC Double Glazing






Disclaimer
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