DAFYDD HARDY
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56 High Street, Blaenau Ffestiniog, Gwynedd, LL41 3AN

Asking Price: £120,000

EPC Rating: D

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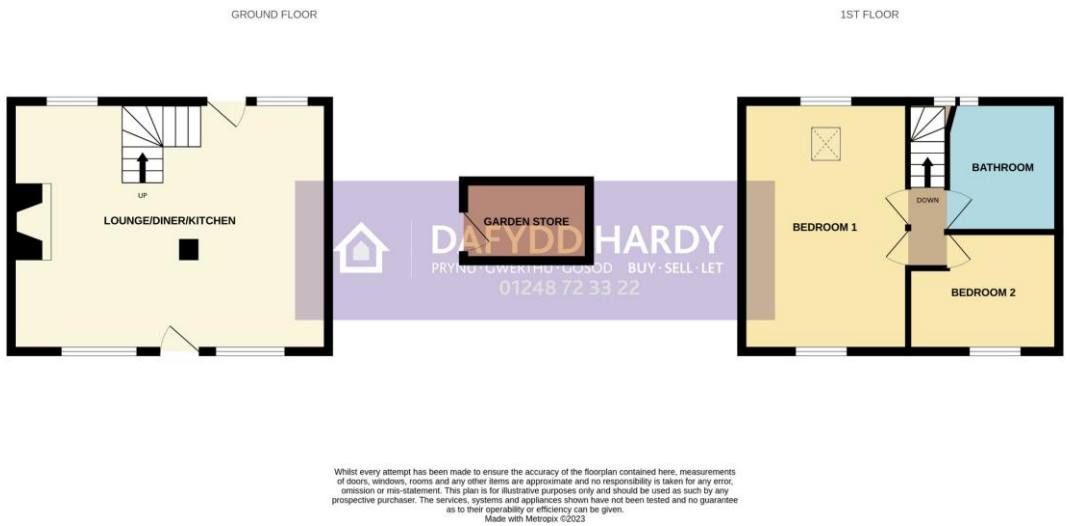
Summary

Once known as the slate capital of the world, Blaenau Ffestiniog is a scenic rural town surrounded by rugged mountains and famous for the Welsh Highland Railway. Located on the long High Street, is this traditional stone built mid terrace home that features a double frontage and a local slate roof. The accommodation briefly consists of a generous size “open plan” living space on the ground floor that features exposed ceiling beams, a polished wood floor and a beautiful stone inglenook fireplace with a cast iron log burner that sits neatly upon a slate hearth. To the side is a light and spacious Kitchen that has a range of cream coloured base and wall units, topped with a wood effect work surface. The Kitchen is also equipped with a gas oven and a 4 ring gas hob with an overhead extractor fan as well as a washing machine point and access to the rear garden. Upstairs are 2 Bedrooms, made up of a large dual aspect Double Bedroom and a smaller Single Bedroom. Both are served by a part tiled Bathroom that is fitted with a white bath suite with an over bath shower as well as an Airing Cupboard. The Property has a mains gas central heating system and also benefits from wooden framed double glazing. So if you are looking for a somewhere you can put your own mark on and are able to turn your hand to some DIY, then this is a perfect opportunity, in a convenient location.

Directions

From Caernarfon, follow the A487 in the direction of Porthmadog. Take the by-pass through Penrhyndeudraeth and continue for several miles, turning left onto the A496 sign posted Blaenau Ffestiniog shortly after Maentwrog. Carry on along this road taking the next main turning on your left signposted Blaenau Ffestiniog. On reaching Blaenau Ffestiniog proceed along the High Street where number 56 will be on your right, just a few hundred yards passed the Co-op store.

What3words reference…playoffs.cashier.mentioned



Services

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

Heating

Gas Central 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: D. See EPC report for full information.













Lounge/Kitchen/Diner	*6.25m x 4.92m (20'6" x 16'2") max*
First Floor	
Bedroom 1	*3.28m x 4.92m (10'9" x 16'2")*
Bedroom 2	*2.97m x 2.35m (9'9" x 7'9") max*
Bathroom	*2.20m x 2.57m (7'3" x 8'5")*

Outside

To the rear of the property is a small concrete patio with a flight of slate steps down to the rear garden. Here you will find a useful garden store and 2 large decked seating areas with a wooden summerhouse.

- Convenient For The Town Centre
- Traditional Stone Built Mid Terrace Home
- In Need Of Updating
- Open Plan Ground Floor Lounge/Kitchen
- 2 Bedrooms
- Family Bathroom
- Lower Rear Garden
- Gas Central Heating
- Wood Framed Double Glazing
- Viewing Highly Recommended






Disclaimer

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