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London House, Ffestiniog, Blaenau Ffestiniog, Gwynedd, LL41 4ND

Asking Price: £95,000

EPC Rating: D

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Summary

A well-proportioned three Bedroom Terraced property located in the village of Ffestiniog. While the property needs renovation throughout, it offers great potential for the next buyer to put their own mark on it. The village provides a range of everyday amenities, including a convenience store, public house, and primary school, while the nearby town of Blaenau Ffestiniog offers a wider selection of shops and services. The accommodation comprises of an Entrance Hall with stairs to the first floor. To the front is the spacious Lounge with gas fireplace with dual aspect windows allowing plenty of natural light to enter. To the rear is the Kitchen fitted with wood effect cabinetry and black worktops, integrated hob and oven, plumbing for a washing machine and a window to the rear. On the First Floor the Landing provides access to the loft, three Bedrooms and a family Bathroom. Bedroom 1 is to the front of the property, with Bedroom 2 and 3 to the rear. Completing the accommodation is the family Bathroom complete with electric shower over bath, W/C, washbasin, partial splash back walls and slip resistant flooring. Outside to rear is a lawn area accessed via steps from the property, currently overgrown and need of clearing. Another asset for the property is the sizeable garage to the rear, with an up and over door and a pedestrian door to the side. The property benefits from gas central heating & uPVC double glazing.

Directions

From our Caernarfon office, follow the direction for Porthmadog along the A487. Continue past Porthmadog following the signs for Blaenau Ffestiniog heading through the villages of Minffordd & Penrhyndeudraeth. After passing the Oakley Arms pub, take the left continuing for Blaenau Ffestiniog onto the A470. At the fork in the road, head up the hill for Allt Goch/B4391 continuing for Ffestiniog. At the centre the village continue through following Penybryn Road then as the road turns to the right, the property is located on the left-hand side on Lle'r Farchnad Road.

What3Words: slim.walks.perfected

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, however the property is currently unregistered, solicitors have been instructed to submit first registration. This will need to be considered, as it may cause a delay in the conveyancing process.

Council Tax Band

The property is council tax band C.

Energy Performance Rating

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













Entrance Hall	
Lounge	*4.00m x 5.62m (13'1" x 18'5") max dimensions*
Kitchen	*2.53m x 3.65m (8'4" x 12') max dimensions*
First Floor Landing	
Bedroom 1	*2.90m x 3.44m (9'6" x 11'3")*
Bedroom 2	*2.59m x 3.93m (8'6" x 12'11")*
Bedroom 3	*3.30m x 2.07m (10'10" x 6'9")*
Bathroom	*2.04m x 1.69m (6'8" x 5'7") max dimensions*

- Terraced Property
- 3 Bedroom
- 1 Bathroom
- Garage to Rear
- Gas Central Heating & uPVC Double Glazing
- In Need of Renovation






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