



# DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

**FOR SALE**  
AR WERTH



**55 High Street, Blaenau Ffestiniog, Gwynedd LL41 3AN • New Price £60,000**

*Take advantage of this outstanding opportunity.*

- Attractively Presented Mid Terrace House
- Town Centre Setting
- Requires Some Modernisation Weeks
- 3 Good Size Bedrooms & Family Bathroom
- Spacious Lounge & Fitted Kitchen/Diner
- uPVC Double Glazing & Gas Central Heating
- Generous Rear Garden
- Close To Local Amenities
- Advantage Of No Onward Chain
- Viewing Highly Recommended



12 Y Maes, Caernarfon, Gwynedd LL55 2NF | [caernarfon@dafyddhardy.co.uk](mailto:caernarfon@dafyddhardy.co.uk) | 01286 677774



## 55 High Street, Blaenau Ffestiniog, Gwynedd North Wales LL41 3AN

### Description

If you are a first time buyer, an investor, or someone searching for an affordable home in a town centre setting, we would highly recommend that you view this attractively presented stone built mid terrace house that is located in the well-known town of Blaenau Ffestiniog. Although the dwelling has in recent years been modernised, it would now profit from a degree of further upgrading. The well-proportioned accommodation, which benefits from uPVC double glazing and gas central heating, includes on the ground floor a Small Entrance Hall, a Spacious Lounge and a Fitted Kitchen/Diner, while 3 Good Size Bedrooms and a Family Bathroom can be found on the first floor.

### Location

The former slate mining town of Blaenau Ffestiniog, which stands amidst the Snowdonia National Park, is now an important attraction for tourists who flock to see Llechwedd Slate Caverns or ride on the Zip Wire, as well as visiting the famous mountain bike centre or the Ffestiniog Railway. The town also enjoys a range of local amenities including various schools, as well as an assortment of shops, cafes and public houses. The excellent surrounding road network will propel to the towns of Porthmadog, Pwllheli and Caernarfon as well as the beautiful Llyn Peninsular.

### Property Features

**Lounge:** 16' 2" x 12' 3" (4.95m x 3.75m)

**Kitchen/Diner:** 16' 2" x 7' 1" (4.95m x 2.17m)

### Landing

**Bedroom 1:** 11' 3" x 8' 9" (3.44m x 2.68m)

**Bedroom 2:** 11' 3" x 7' 5" (3.44m x 2.27m)

**Bedroom 3:** 9' 4" x 7' 5" (2.86m x 2.27m)

**Bathroom:** 8' 9" x 7' 1" (2.68m x 2.16m)

**Outside:** A generous enclosed rear garden that needs a good deal of attention, has the potential to be when supervised, a safe children's play area an ideal spot for outdoor dining and entertaining, or just relaxing.

**Tenure:** We have been informed that the tenure is Freehold.

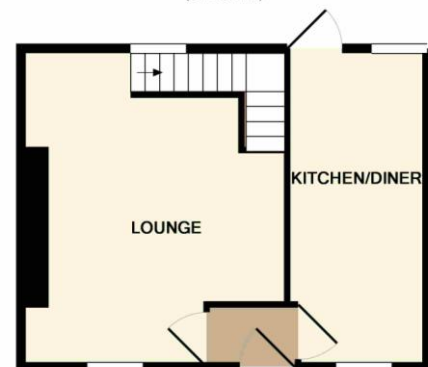
**Heating:** Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

**Services:** We are informed by the seller that this property benefits from Mains Water, Electricity, Gas and Drainage.

**Directions:** From Caernarfon, follow the A487 in the direction of Porthmadog. Bypassing Porthmadog, continue on the A487 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 for approximately 350 yards, where you will find the property on your left hand side.



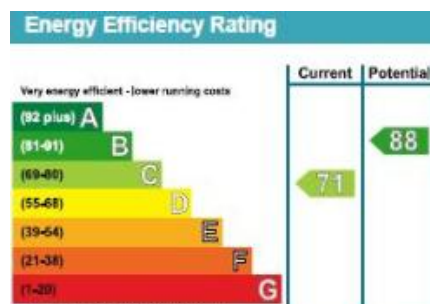
1ST FLOOR  
APPROX. FLOOR  
AREA 336 SQ.FT.  
(31.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 326 SQ.FT.  
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017



Cymerwyd pob gofial wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynewyddig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o gcontract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.