



71 Manod Road

, Blaenau Ffestiniog, LL41 4AF

Asking Price £95,000



Description

A two bedroom mid terraced property located in this popular area of Blaenau Ffestiniog a short distance from the town. Offering gas fired central heating, lounge, kitchen and rear garden. Low maintenance garden to the back which can be accessed via a service lane. Viewing is recommended. Sitting tenant (on an AST since 2014) EPC Rating C

Entrance Hallway

Radiator. Stairs to first floor landing.

Lounge 13'5" x 15'10" (4.10 x 4.83)

Radiator. Tv point.

Kitchen 7'4" x 12'5" (2.23 x 3.79)

Range of work and base units with matching worksurfaces. Stainless steel sink with mixer tap. Radiator. Understairs storage cupboard.

Bedroom One 8'9" x 8'9" (2.67 x 2.66)

Radiator.

Shower room

W.C. Wash hand basin. Shower with overhead electric shower. Radiator. Partially tiled walls.

Bedroom Two 12'1" x 12'5" (3.68 x 3.78)

Radiator. Cupboard housing combi boiler.

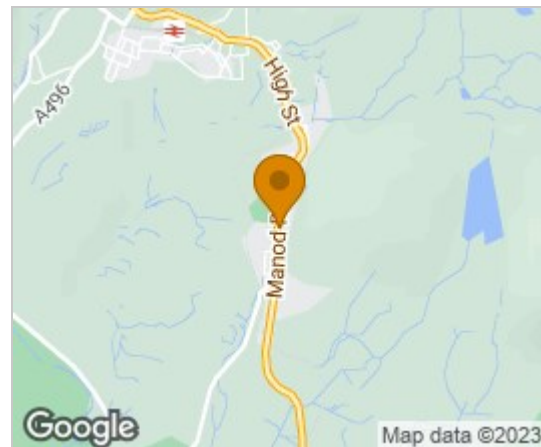
Outside

Rear yard garden.

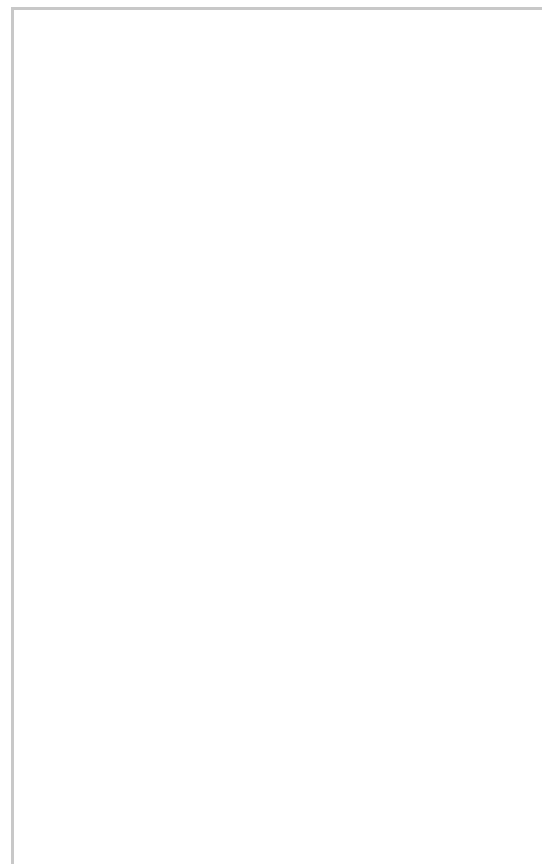
Council tax band

Council Tax Band A.

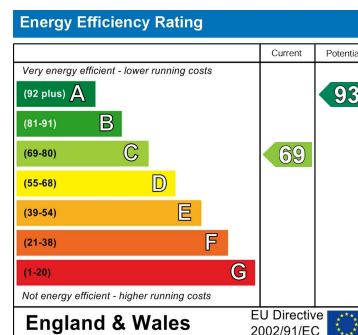
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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