



# Tom Parry

Ffynnon Beuno, Porthmadog, LL49 9SG

Offers over £395,000

## Ffynnon Beuno , Porthmadog, LL49 9SG

Tom Parry & Co are delighted to offer for sale this stunning family home located in the rural village of Penmorfa, just outside of Porthmadog. If you have ever dreamed of living in a beautiful rural location, with the potential for generating an income at the same time, this could be the perfect property for you. The current owners have substantially renovated the property to a very high standard throughout the house, including the construction of an annex which has it's own kitchen and shower room at ground floor and open plan living/bedroom to the first floor. The family currently use this as their own living accommodation but it could easily be sub-let. The property has also been extended at the rear to provide a summer house - a perfect little hideaway that could easily be made into a home office.

Located on a quiet minor country lane, the main house accommodation has a beautiful kitchen/diner which is also big enough to have a seating area within it; a large living room with multi fuel stove and four bedrooms to the first floor.

The huge selling point of this property however are the spectacular views across the rolling countryside. With a private garden to the front and rear including a natural waterfall at the rear and two garages this property really does tick all the boxes. Early viewing is highly recommended!

**Ref: P1275**

### ACCOMMODATION

#### MAIN HOUSE

#### GROUND FLOOR

##### Porch

##### Hallway

with 'Karndean' flooring; window to rear; study area at rear; radiator

##### Living Room

with 'Karndean' flooring; feature log burning stove with timber surround; dual aspect enjoying fantastic views across the valley; radiator

##### Kitchen/Diner

light and airy room with range of fitted modern wall and base units with work surfaces over; 'Karndean' flooring; 2 windows at front with fantastic views; 'French' style doors at rear; sitting room area; built-in double oven with electric hob and extractor over; 1 1/2 bowl stainless steel sink and drainer unit; integrated dish washer; wall mounted TV point; space for fridge/freezer; radiator

#### FIRST FLOOR

##### Landing

with carpet flooring; loft access (loft fully boarded); gallery balustrading

##### Master Bedroom

dual aspect with fantastic countryside views; carpet flooring; TV point; radiator; views over garden to rear

##### Bedroom 2

with carpet flooring; radiator; built-in storage; views to front

##### Bedroom 3

with carpet flooring; radiator; views to front

##### Bedroom 4

with carpet flooring; radiator; views to front

##### Bathroom

with vinyl flooring and panelled walls; 3 piece suite comprising bath with shower over and shower screen; low level WC; pedestal wash hand basin; radiator; window to rear

#### ANNEX

#### GROUND FLOOR

##### Kitchen/Utility

with range of fitted wall and base units with work surfaces over; built-in under-stair airing cupboard and storage; 1 1/2 bowl sink and drainer unit; space and plumbing for washing machine; space for tumble dryer; electrics in place for oven if required; door to rear; radiator; storage cupboard housing floor standing 'Worcester' boiler.

##### Shower Room

with large shower cubicle with panelled walls and 'Mira Sport' shower fitted; tiled floor; low level WC; wash hand basin set in vanity unit; extractor fan; heated towel rail

#### FIRST FLOOR

##### 'Annex' Sitting Room/Bedroom 5

with wood effect flooring; 2 windows to front with fantastic views across the countryside; tv point; window to rear; skylight

#### SUMMER HOUSE

with tiled floor; electricity connected; ability to connect into plumbing just outside the door if required.

#### EXTERNALLY

The property has the benefit of a garden to the front and rear with a range of mature shrubs and plants and a natural water feature waterfall at the rear. There is a large patio area and parking area. The front garden is tiered with mature plans and trees and a log store. There are 2 Garages - one attached and one detached with wiring for electrics to attached garage.

#### SERVICES

Mains electricity, water and drainage. Oil fired central heating.  
Gwynedd Council Tax Band 'D'







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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