

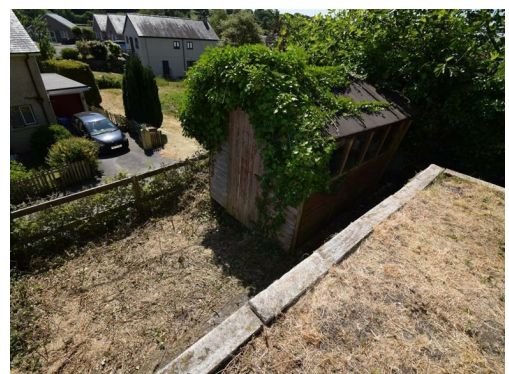
Tom Parry



3 Pant Yr Ynn , Penrhyndeudraeth, LL48 6NG

Offers in the region of £125,000

- Charming terraced cottage
 - Two bedrooms
 - Allocated land at rear
- Ideal investment property or home
 - Kitchen and pantry at rear
 - Terraced gardens to front



Tom Parry & Co are delighted to offer for sale this charming mid-terraced cottage located a short walk from the centre of the village of Penrhyndeudraeth. The property is currently let and has the promise of an ideal investment property should you wish to carry on with the tenancy or it could make an ideal home!

3 Pant Yr Ynn has terraced gardens to the front and also some elevated land at the rear. The front room is light and airy and has lovely views to the front. The galley kitchen at the rear leads to a handy pantry at the side. To the first floor there is a master bedroom and also a second bedroom that has been separated slightly to have a dressing room before the main bedroom.

Early viewing is recommend!

Our Ref: P1423

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

with carpet and radiator

Living Room

with electric fire set in marble and timber surround; laminate flooring and radiator

Kitchen

with a range of built in wall and base units; electric oven and hob with extractor over; sink and drainer; space and plumbing for washing machine; space for tumble dryer; tiled floor; door to rear garden

Pantry

with fitted shelving

FIRST FLOOR

Landing

with loft access

Bedroom 1

with built in cupboard; carpet and radiator

Bedroom 2

with room separated by doorway forming dressing room and bedroom; laminate flooring and window to rear

Bathroom

with panelled bath; low level WC; pedestal wash basin; panelled walls and laminate flooring

EXTERNALLY

The property is accessed via a shared pathway to the front. There are two levels of garden with a shed to the lower level and lawn to the upper.

At the rear there is a shared pathway and steps up to land at the rear; which is currently not used and is left wild but could be turned into a beautiful elevated garden.

SERVICES

Mains electricity, water and drainage

MATERIAL INFORMATION

Council Tax: Band A

Tenure: Freehold though with tenant in situ at present.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Tom Parry

01766 512505
tomparry.co.uk