



Tom Parry

Gwynfa, Minffordd Road, Penrhyndeudraeth, LL48 6AU

Offers in the region of £164,000

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Gwynfa is an attractive detached bungalow conveniently situated with easy access to all the amenities the busy village of Penrhyndeudraeth has to offer. Located on the edge of Snowdonia National Park, the harbour town of Porthmadog, the Italianate village of Portmeirion and the Ffestiniog & West Highland narrow gauge railway are all within a few miles distance.

This 3 bedroomed property is an ideal family home with the additional benefit of off road parking for several vehicles and a detached garage. The rear garden is terraced and there is a patio area offering adequate space for outdoor dining and entertaining. Property is within walking distance of the local primary school & doctor's surgery.

Ref: P1297

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Porch

with carpet flooring.

Living Room

with carpet flooring; gas fire set in decorative surround; bay window to front; radiator

Kitchen

with range of fitted wall and base units; integrated electric oven; gas hob with extractor over; space and plumbing for washing machine; space and plumbing for dishwasher; stainless steel sink and drainer unit; radiator; tile effect laminate flooring; door to rear

Bedroom 1

with carpet flooring; bay window to front, radiator

Bathroom

spacious bathroom with laminate flooring. low level WC, sink basin fitted into modern vanity unit, panelled bath & large free standing walk in shower. Part tiled walls and heated towel rail.

Hallway

with exposed floor boards.

FIRST FLOOR

Bedroom 2

with feature sloping ceiling; laminate flooring; eaves storage

Bedroom 3

with carpet flooring; built-in storage; feature sloping ceiling

EXTERNALLY

The property is accessed via a private driveway with parking for several cars. The drive leads to the front of a detached garage with light and power connected. There is a small garden to the front of the house leading to the front door.

At the rear the garden is terraced, with the lower level patio area laid to concrete flagstones with a seating area and 3 sheds.

SERVICES

All mains services

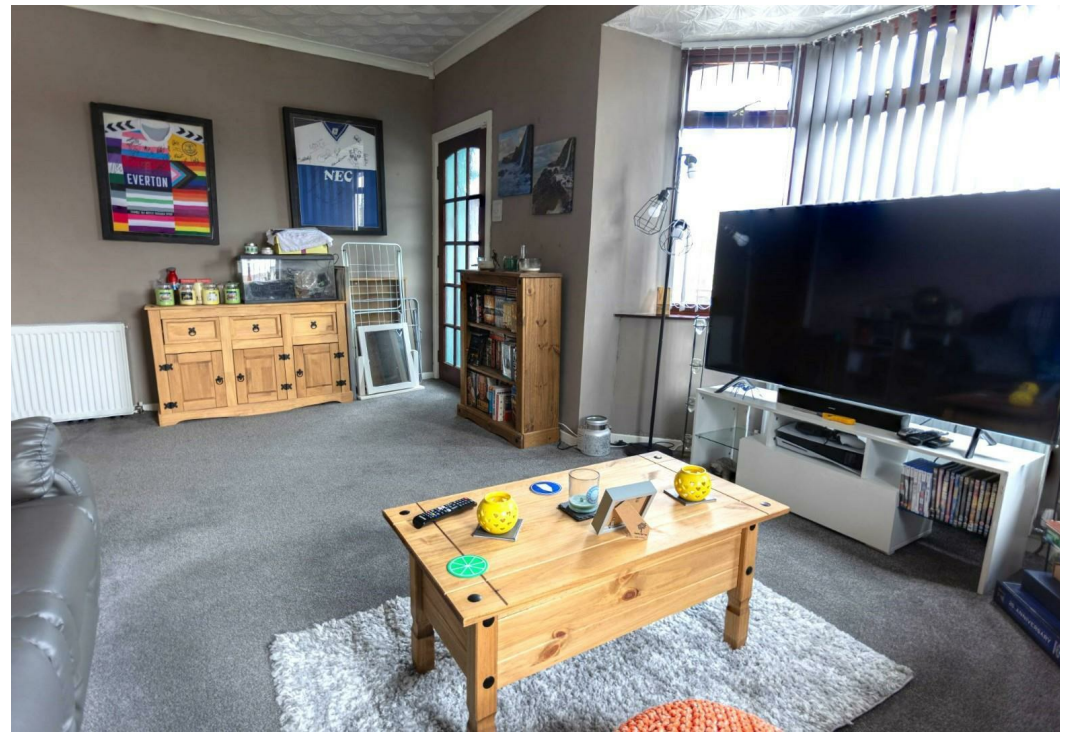
Material Information

Council Tax Band - "D"

Tenure - Freehold

Private driveway for parking, space for more than 1 vehicle.





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

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.

