



Tom Parry

Ger Y Nant, Pentrefelin, LL52 0RA

£259,950

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Tom Parry & Co are delighted to offer for sale this charming bungalow located in the rural village of Pentrefelin. 'Ger Y Nant' is accessed via a small bridge and is tucked away from the road, so this bungalow affords privacy at the same time as being close enough to the local shops and amenities in the nearby town of Porthmadog and the seaside village of Criccieth.

Whilst the property would benefit from some modernisation, it offers comfortable living accommodation across a single storey, including two reception rooms and three bedrooms; one of which has been partially refurbished. The bathroom has also been recently renewed, a lovely addition to the house. The icing on the cake to this property is the 'garage' to the garden at the side of the property, that has been part converted and has light, power and a shower room and has great potential to be converted to an Annex, subject to the requisite statutory consents.

Early viewing is recommended.

Our Ref: P1389

ACCOMMODATION

All measurements are approximate

Entrance Porch

with cloak area

Living Room

with open fire set in brick surround; carpet and night storage heaters

Dining Room

with electric fire with back boiler behind, set in slate surround; built in storage; door to rear porch/utility area and storage heater

Kitchen

with a range of built in wall and base units with worktop over; space for freestanding electric oven; stainless steel sink and drainer; tall larder unit and built in shelving

Rear Porch/Utility

with space and plumbing for washing machine; space for fridge freezer and door to rear

Bedroom 1

with views over front garden; storage heater and carpet

Bedroom 2

with storage heater and carpet

Bedroom 3

with newly drylined walls; with views over front garden; carpet

Bathroom

with newly fitted three piece suite including panelled bath with shower over, low level WC and pedestal wash basin. Newly tiled walls with feature banding.

EXTERNALLY

The property is accessed via a driveway that sits along side a small stream and has parking for several cars; the front garden is then accessed over a small bridge. The garden is laid mainly to lawn with a broad range of mature shrubs, plants and trees. There is also a storage shed to the front.

To the side of the house there is a detached 'garage' measuring 7.12m x 3.1m approximately. It has been partly converted and has a shower room, though is currently used for storage.

At the rear there is a small yard with coal bunker.

SERVICES

Mains electricity, water and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

Private Parking





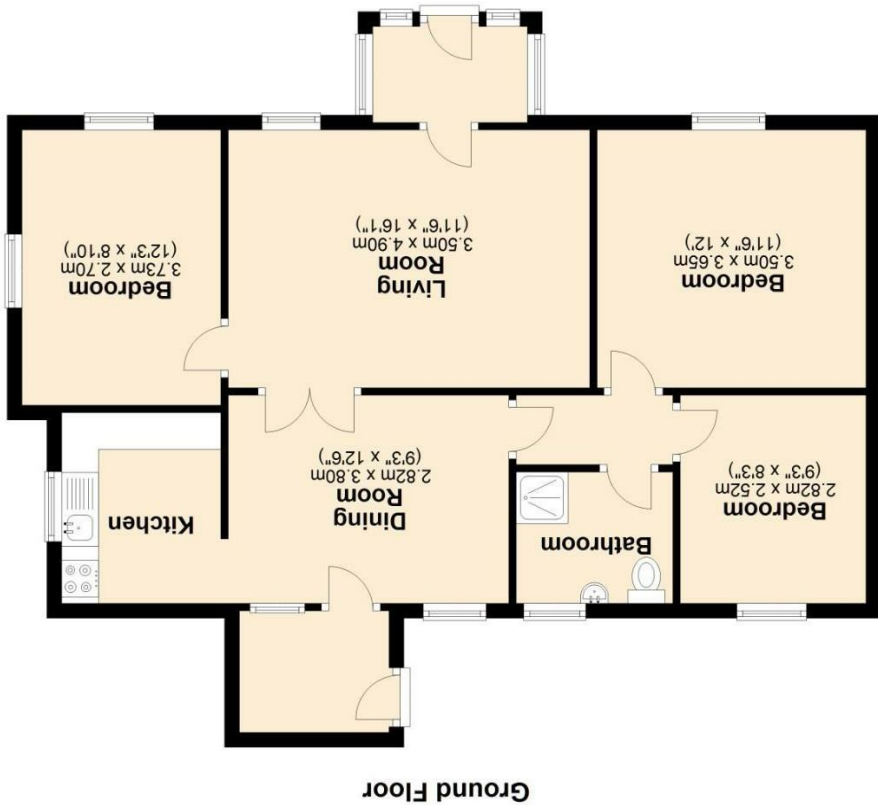


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working ability.

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

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Score	Energy rating	Current	Potential
92+	A	82 B	
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

