

Tom Parry



10 Osmond Terrace, Penrhyndeudraeth, LL48 6PA

£150,000

- Mid Terraced property
- Within walking distance of the town centre
 - Two bedrooms
 - Space for off-road parking
- Spacious back garden and shed



Tom Parry & Co are delighted to offer for sale this charming mid-terraced cottage, located a stones throw from the high street of the popular village of Penrhyn deudraeth.

The property offers good sized living accommodation with a large living room and kitchen to the ground floor and two bedrooms and a bathroom on the first floor. There is a good sized garden and also a private parking space at the rear - something of a rarity in the middle of town!

This could make a fantastic family home or offer a great investment opportunity. Early viewing is recommended.

Our Ref: P1480

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with laminate flooring and radiator

Living Room

with window to front and rear; carpet flooring; radiator; stone fire place surround with large slate slab; space for fireplace; access to under stairs storage cupboard

Kitchen

with a range of built in wall and base units; worktop with stainless steel sink and drainer; space for: oven, dish washer, washing machine and fridge freezer; radiator; laminate flooring; window to rear; door to back garden

FIRST FLOOR

Landing

with access to spacious airing cupboard; carpet flooring

Bedroom 1

with two windows to front; radiator; carpet flooring

Bedroom 2

with window to rear; carpet flooring; radiator

Bathroom

with obscure glass window to rear; bath with electric shower over; low level WC; pedestal wash basin; part tiled walls; wooden flooring; towel rail; access to attic

SERVICES

All mains services

EXTERNALLY

with spacious rear garden, pathway leading to shed and parking space

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

Private parking at rear

Traditional construction

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan Awaited

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

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