



Tom Parry

Hyfrydle, Penrhyndeudraeth, LL48 6BA

£275,000

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Tom Parry & Co are delighted to offer for sale this charming property located in the picturesque village of Penrhyndeudraeth. This end terrace house boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living.

As you step inside, you are greeted by a modern kitchen breakfast room that opens to the garden, perfect for those who appreciate contemporary living. The property features a large garden, ideal for relaxing outdoors or entertaining guests during the warmer months.

One of the highlights of this property is the stunning views at the rear, offering a tranquil and scenic backdrop to your everyday life. To the side of the garden there is also a separate field. Whether you are looking for a family home or a peaceful retreat, this property has something to offer for everyone.

Early viewing is recommended.

REF: P1494

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

with quarry tiled floor and window to the front.

Kitchen/ breakfast room

with a range of wall and base units; integrated single oven with hob and extractor over; stainless steel sink and drainer; integrated under counter fridge; integrated dish washer; breakfast bar; under stairs cupboard; 'Travertine' tiled floors; dual aspect windows; 2 radiators and door to rear garden.

Living Room

with window to rear, with views to the Moelwynion Mountain Range; carpet and radiator.

Utility

with quarry tiled floor; space and plumbing for washing machine and tumble dryer; wall mounted Worcester boiler; stainless steel sink and drainer; built in wall and base units.

FIRST FLOOR

Landing

with loft access; carpet and radiator.

Bedroom 1

with two windows at front; built in cupboards; carpet and radiator.

En suite

with walk in rain shower; low level WC; wall mounted wash basin and heated towel rail.

Bedroom 2

with built in cupboards; views across Penrhyndeudraeth; carpet and radiator

Bedroom 3

with carpet.

Bathroom

newly modernised with panelled bath with shower over; wash basin set in vanity, low level WC, heated towel rail and tiled walls and floor.

Separate WC

with low level WC and pedestal wash basin.

EXTERNALLY

The property is accessed via a large gated driveway to the side, with ample parking for a number of cars.

At the rear there is a tiered garden laid to lawn, with a wide range of mature shrubs trees and plants and the benefit of two storage sheds. To the side of the garden there is also a separate field, ideal for extending the garden into or with possible development potential, subject to the requisite statutory consents. This can be seen in the title plan.

SERVICES

All mains services.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax - Band C

Off Road Parking



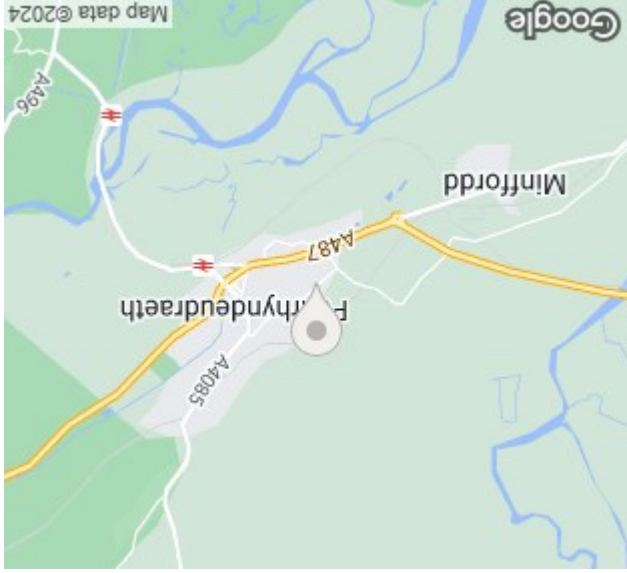




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor plan Awaited