



Tom Parry

20, Gwynant Street, Beddgelert, LL55 4LY

£220,000

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Tom Parry & Co are delighted to offer for sale this much loved family home located in the picturesque village of Beddgelert in the heart of Snowdonia. The cottage has a spacious reception/living room, a kitchen, the main bathroom is located downstairs with two double bedrooms upstairs, one of which is en-suite.

Surrounded by the local mountains, and the river just a stone's throw away, Beddgelert is known for its history and a beloved village that locals and tourists visit all year round. The icing on the cake here is the private off road parking that this property can offer at the rear of the property.

Early viewing of this property is highly recommended.

Our Ref: P1425

GROUND FLOOR

Lounge

with laminate flooring, inglenook fireplace with slate flooring & log burner installed, electric storage heater.

Kitchen

with tiled flooring & part tiled walls, range of wall and base units, space & plumbing for washing machine, space & plumbing for undercounter fridge, electric oven with gas hob & extractor over, single bowl sink & drainer, door to rear.

Bathroom

with tiled flooring & part panelled walls, low level WC, hand wash basin, large corner bath and separate shower enclosure with electric shower.

FIRST FLOOR

Bedroom 1

with carpet flooring & window to rear, built in storage cupboard. Small en-suite with low level WC, shower cubicle with "Heatstore plus II" electric shower & hand wash basin installed.

Bedroom 2

with carpet flooring & window to front.

Compact Ensuite

with Shower tray with sink inset; low level WC

EXTERNALLY

The front of the property has a small stone flagged seating area with stone wall boundary. There is a parking space to the rear which is accessed via the side of the adjoining property.

SERVICES

All mains services.

MATERIAL INFORMATION

Tenure Freehold
Gwynedd Council Tax Band 'C'

Next door's property has a right of access to walk over the land.





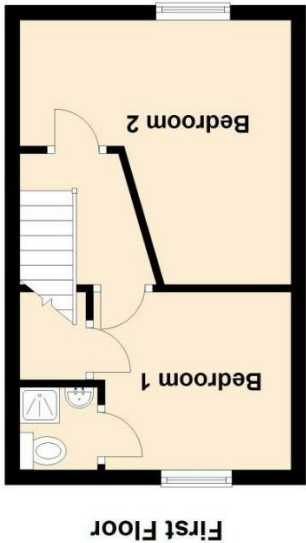
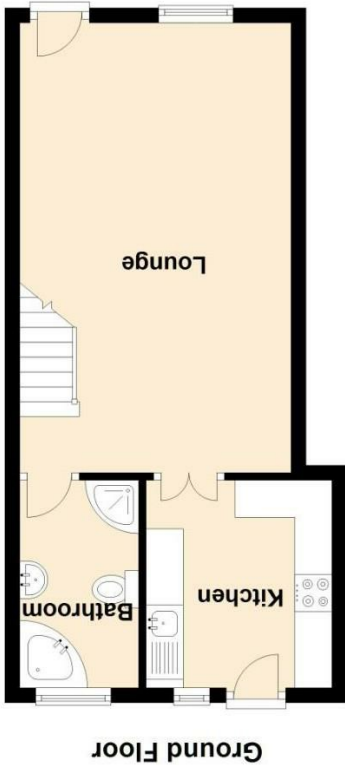


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working ability.

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		
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

