



Tom Parry

Uwch Ddwryd, Penrhyndeudraeth, LL48 6PW

£349,950

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Tom Parry & Co are delighted to offer for sale this beautifully modernised family home, located in the picturesque village of Penrhyndeudraeth. This property boasts two reception rooms, three bedrooms, and a bathroom, making it an ideal modern family home. The layout of the property is "upside down", making the most of the stunning views of the estuary and mountains which are truly breath-taking, providing a serene backdrop to everyday life.

Convenience is key with this property, as it is situated close to a primary school, making the morning school run a breeze. Additionally, the proximity to both train and bus stations ensures easy access to transportation for work or leisure.

Whether you are looking to settle down in a peaceful village setting or simply want to enjoy the beauty of nature from the comfort of your own home, this property offers the best of both worlds. Don't miss out on the opportunity to make this delightful house your new home.

Our Ref: P1497

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with tiled flooring; under stairs storage ; two storage cupboards and with door to rear

Bedroom 1

with stunning views of the estuary; with carpet flooring; with radiator.

Bedroom 2

with built in wardrobe with sliding mirrored doors; carpet flooring; radiator and stunning views of mountains and estuary

Bedroom 3

with views over looking the garden; carpet flooring and radiator.

Bathroom

with a modern suite with a large shower with rain shower; low level WC; wall hung wash basin on vanity and heated towel rail

FIRST FLOOR

Open Plan Living/Kitchen Area

with modern fitted kitchen featuring high gloss units; including two integrated ovens; a 5 ring gas hob with extractor fan over; integrated dishwasher; integrated fridge/freezer; a central island with quartz top and undercounter stainless steel sink with drainer and breakfast bar.

There are two sets of patio doors onto the balcony; stunning herringbone style 'Kardean' flooring; a large living room area with part panelled walls; and with space for a dining table.

Sitting Room/ Study

with sliding patio door onto 'Juliette' balcony to enjoy far reaching views; laminate flooring; radiator and access to roof space. This room could also be used as a fourth bedroom.

EXTERNALLY

The property is accessed via a private driveway to the front which leads to a large parking area and attached garage.

There is a large rear garden, laid to lawn with wood chipping play area; decked patio; paved lawn area and stunning views. The garage can be accessed from the rear garden also and has lights and power connected, as well as plumbing for a washing machine.

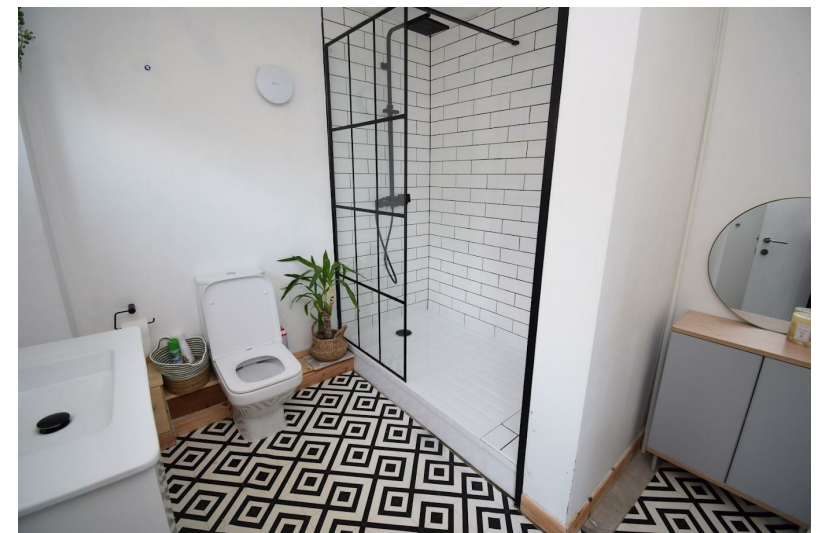
SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E



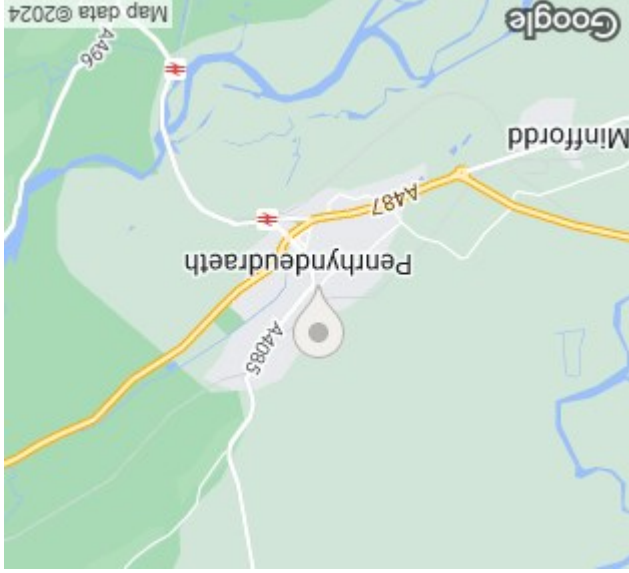




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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