

Tom Parry



4 Old Tanrhiw, Beddgelert, LL55 4NF

£150,000

- 1 Bedroom Cottage
- Stunning mountain views
 - Mid terrace
- Characteristic Features
- Within close proximity of all Snowdonia Mountains
 - 20 minutes drive to Porthmadog



Tom Parry & Co are delighted to offer for sale this charming one-bedroom cottage located just outside of the picturesque village of Beddgelert. This delightful mid-terrace house, built-in 1840, offers a cosy retreat nestled in the heart of the Snowdonian National Park, just a stone's throw away from the quaint village.

As you step inside, you are greeted by a warm and inviting reception room, perfect for relaxing after a day of exploring the stunning surroundings. The property boasts a well-appointed bedroom, ideal for unwinding in peace and comfort. The bathroom provides a convenient space for your daily routines. This cottage offers a perfect blend of historic charm and modern comfort. The location is truly unbeatable, surrounded by the natural beauty of the Snowdonian National Park, offering endless opportunities for outdoor adventures and tranquil moments in nature.

Whether you are looking for a weekend getaway or a permanent residence, this property is sure to capture your heart with its character and idyllic setting. Don't miss the chance to own a piece of history in this enchanting corner of Wales.

Our Ref P1501

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Open Plan Kitchen/Living Area

Kitchen Area

with range of fitted base units; 1.5 bowl stainless steel sink and drainage; integrated electric hob; integrated electric oven; space and plumbing for a dishwasher; space for a freestanding fridge freezer; vinyl flooring and electric radiator.

Living Room

with log burner stove set in stone inglenook; built in storage; feature painted exposed stone; carpet; electric radiator; cloak store by front door and stunning views to front.

FIRST FLOOR

Landing

with access to steps at rear and loft access.

Bedroom

with stunning mountains views; window to rear; carpet and electric radiator.

Bathroom

with shower cubicle with electric shower; pedestal washbasin; low level WC; built in airing cupboard; 'Velux' rooflight.

EXTERNALLY

The property is accessed via a stepped terrace at the front with a small seating area set on slate shingle. There is also a secure storage shed to the side of the property.

At the rear there are covered steps accessible from the first floor landing, enjoying stunning mountain views.

Parking on road only.

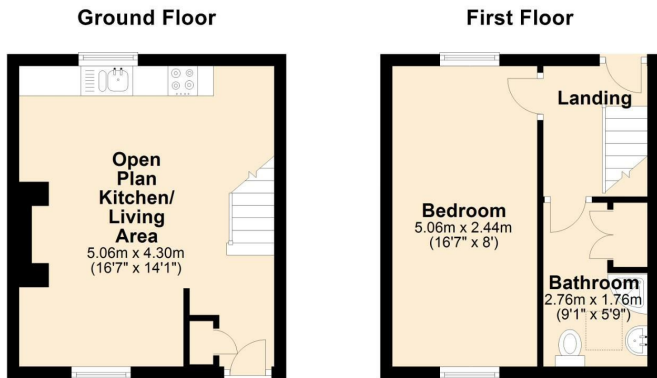
SERVICES

Mains electric, drainage and water, electric heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Business Rates Apply. Currently a holiday let, achieving the minimum days rental as set out by Gwynedd Council.



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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.

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