

Tom Parry



Tegfan, 6 Cambrian Terrace, Garndolbenmaen, LL51 9RX

£125,000

- Mid-terraced Cottage
- 2 Bedrooms, 1 Bathroom
- Off road parking within layby to front
- Fantastic views can be enjoyed across the rolling countryside.
 - No onward chain



Tom Parry & Co are delighted to offer for sale this charming mid-terrace cottage in the picturesque village of Garndolbenmaen! This delightful property boasts 2 cosy bedrooms and 1 bathroom. The living space provides ample room for comfortable living while maintaining a cosy atmosphere that will make you feel right at home. With parking to the front of the house, convenience is at the forefront of this lovely home.

One of the standout features of this property is the fantastic views that can be enjoyed across the rolling countryside. Imagine waking up to the sight of lush green fields and distant sea views right from your own doorstep.

Whether you're looking for a tranquil escape from the hustle and bustle of life or a quaint home to start a new chapter, this mid-terrace cottage offers the perfect blend of comfort and charm. A great opportunity for a first time buyer, with room to put your own mark. Viewing highly recommended.

Our Ref: C382

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Living Room

with feature inglenook with log burner stove; slate flooring; exposed ceiling beams and under stairs storage cupboard

Kitchen

with slate flooring; part tiled walls; radiator; range of wall & base units with wood affect worktop; single stainless steel sink and drainer; space for undercounter fridge; space for free standing cooker; space and plumbing for undercounter washing machine. Door to rear.

FIRST FLOOR

Landing

Bedroom 1

with distant views of the countryside and coastline; carpet flooring and radiator

Bedroom 2

with carpet flooring; radiator and window to rear

Bathroom

with laminate vinyl flooring; part tiled walls; radiator; low level WC; free standing pedestal sink basin with wall mounted vanity unit overhead; panelled bath with overhead shower

EXTERNAL

Small terrace to front with mature shrubs. Enclosed wall, gate with small steps leading up to the front door and on road parking within layby area.

There is a small yard at rear housing oil central heating boiler and tank and steps to wood store & shared access to washing line.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band - "B".

Parking - Off road, spacious lay by for residents to park on a first come first serve basis.

Floor Plan Awaited

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 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.

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

01766 512505
tomparry.co.uk