



Tom Parry

Ty Eiddew, Penrhyndeudraeth, LL48 6NL

£150,000

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Tom Parry & Co are delighted to offer for sale this detached property located in the village of Penrhyndeudraeth. This spacious property boasts 2 reception rooms, 3/4 bedrooms, and 2 bathrooms, offering ample space for comfortable living.

Ideal for those with a passion for renovation projects, this property presents a wonderful opportunity to create a bespoke home tailored to your tastes. Set on a generous plot of land, and dependant on planning permission from local authority there is scope to extend or the perfect canvas for creating a beautiful garden or outdoor space to enjoy the far-reaching views that surround the area. It also provides ample room for private off road parking. This property once comprises two homes, but was converted to one so there would be scope for splitting it again.

Just a short walk from the high street, you'll have easy access to local amenities while still enjoying a peaceful residential setting. Viewing is highly recommended to fully appreciate the potential this property has to offer.

PROPERTY REF: P1505

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Porch

with vinyl flooring; radiator; access to front door.

Hall

with radiator

Kitchen

with a range of wall & base units with worktop over; intergrated oven & hob with extractor over; single stainless steel sink & drainer; integrated undercounter fridge; wall mounted 'Ideal' boiler; dual aspect.

Sitting Room

with radiator, window to front, understairs storage cupboard.

Accessible Shower/Wet Room

with vinyl sheet flooring; panelled walls; WC with assisted hand rail; pedestal sink basin with vanity unit overhead and a level access shower with fold down chair.

Living Room/Bedroom 4

with feature blocked up tiled fireplace and window to front

Store Room

with separate WC; part tiled walls; access door to rear.

Separate Entrance Hall

Bedroom 3

with further lean to timber framed room to the side.

FIRST FLOOR

Landing

Bedroom 1

with exposed floorboard, radiator, dual aspect windows.

Bedroom 2

with exposed floorboard, radiator, built in cupboard and views to front.

Bathroom

with low level WC; panelled bath; pedestal hand wash basin; radiator.

EXTERNALLY

The property can be accessed at the front via an iron gate which leads to a tarmac driveway, the flat surface providing ample room for private off road parking at the front of the property. There is also a large detached garage housed at the front.

To the side of the property there is a spacious plot of land that is currently overgrown with mature shrubs. At the rear the land is more tiered, and comprises mature shrubs and tree's.

SERVICES

All mains services

MATERIAL INFORMATION

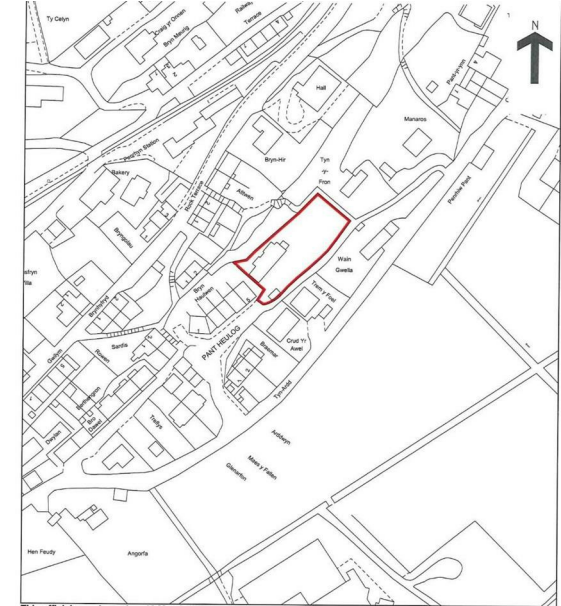
Tenure: Freehold

Council Tax Band: "B"

Parking: Off road, private parking available.

Property is currently going through the probate process.

What Three Words Locator: [///bared.conjured.assets](https://www.what3words.com/#!/bared.conjured.assets)







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