

Tom Parry



3, Penlan Isaf , Penrhyndeudraeth, LL48 6BU

£120,000

- Well presented terraced cottage
 - Two bedrooms
- Retaining many original features
- Fantastic views from front bedroom
 - Separate garden area



Tom Parry & Co are delighted to offer for sale this charming mid-terrace house located in the picturesque village of Penrhyndeudraeth. This delightful property boasts a cosy reception room, two bedrooms, and a well-maintained bathroom, offering a comfortable living space for you and your family.

Built in 1900, this house exudes character and history, with original features tastefully refurbished to preserve its unique charm. One of the highlights of this lovely home is the separate garden, perfect for enjoying the fresh air and hosting outdoor gatherings. Whether you have a green thumb or simply enjoy basking in the sunshine, this garden offers a tranquil retreat right at your doorstep.

Located in a serene neighbourhood, this house offers a peaceful escape from the hustle and bustle of city life while still being conveniently close to local amenities. Don't miss the opportunity to make this enchanting property your new home in Penrhyndeudraeth.

Our Ref: P1514

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with laminate flooring

Open Plan Living/Kitchen Area

Living Room Area

with large feature inglenook housing electric log burner effect fire, with stone bressumer; bay window to the front; feature exposed timbers to ceiling; laminate flooring and space for dining table

Kitchen Area

with a range of built in wall and base units with worktop over; stainless steel sink and drainer; integrated electric oven and hob with extractor over; space and plumbing for washing machine and door to rear

FIRST FLOOR

Landing

Bedroom 1

with two windows to the front to enjoy stunning mountain and estuary views; stripped wooden floorboards; access to attic and radiator

Bedroom 2

with stripped wooden floorboards and radiator

Bathroom

with panelled bath with shower over; low level WC; pedestal wash basin; heated towel rail and tiled walls.

EXTERNALLY

The property has a small terrace to the front of the house.

At the rear there is a shared access pathway leading to a separate garden area, a short walk from the house but a cosy sanctuary to enjoy the outdoor space!

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

Floor Plan Awaited

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 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.



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