

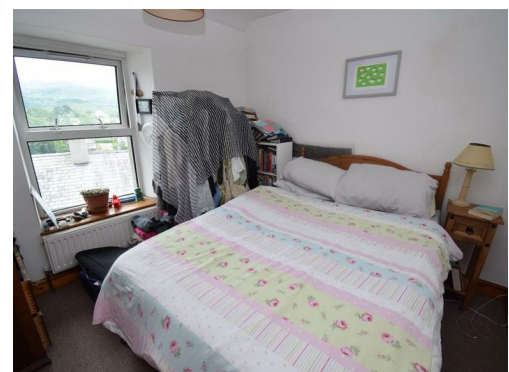
Tom Parry



3 Noddfa , Penrhyndeudraeth, LL48 6BT

£120,000

- Cosy terraced property
- Short walk from the centre of Penrhyndeudraeth
- Private parking at rear
 - Private garden
 - Two bedrooms



Tom Parry & Co are delighted to offer for sale this cosy mid-terrace house located in the picturesque village of Penrhyndeudraeth. Built-in 1900, this property boasts character and history, perfect for those looking for a home with a story to tell.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. The house features two bedrooms, providing ample space for a small family, a couple, or even as a peaceful retreat for those who enjoy a spare room for guests or hobbies.

One of the highlights of this property is the private garden, offering a tranquil outdoor space where you can enjoy a morning coffee or host summer barbecues with friends and family. Additionally, the convenience of off-road

Our Ref: P1515

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Living Room

with original slate flooring; window to front and under stair storage. There is a door to the rear of the room opening to an external utility area with space and plumbing for washing machine.

Kitchen

with a range of wall and base units; 'Velux' windows providing natural light; space for undercounter fridge; space for freestanding electric oven; stainless steel sink and drainer and door leading to steps to rear garden

FIRST FLOOR

Landing

with window to the rear and access to loft

Bedroom 1

with stunning views towards Moelwynion mountain range at the front; carpet flooring and radiator

Bedroom 2

with window to the rear and fitted carpet

Bathroom

with shower cubicle; low level WC and pedestal wash basin

EXTERNALLY

There are steps from the back door up to a generous garden area that leads to a private parking space.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

EPC Awaited

Floor Plan Awaited



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

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