



Tom Parry

8, Glanllyn, Penrhyndeudraeth, LL48 6BS

Offers in the region of £95,000

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Tom Parry & Co are delighted to offer for sale this one bedroom, one bathroom, "cosy" mid terraced property located in the heart of Penrhyndeudraeth.

The property offers a private off-road parking space and a spacious garden area to the front. At the rear there is an outdoor storage shed. The convenience of being within walking distance to the high street ensures easy access to local amenities and shops.

Early viewing is highly recommended.

ACCOMMODATION

No 8 Glanllyn offers a one bedroomed accommodation with the benefit of a gas fired central heating system, double glazing and offroad parking for one vehicle. There is a store shed to the rear with power and water connected. With No onward chain, early viewing is highly recommended.

Tenure: Freehold
Council Tax Band: "B"
Parking: 1 off road parking space.

GROUND FLOOR

Lounge/Diner

with oak effect laminate flooring; radiator, coal effect gas fire with back boiler set in a slate surround and hearth with timber mantle, alcove shelving and cupboard, open archway into kitchen.

Kitchen

with vinyl laminate flooring; range of fitted wall and base units and work surfaces, stainless steel single drainer sink unit, space for gas cooker with extractor over, partially tiled walls, door to rear.

FIRST FLOOR

Bedroom

with oak effect laminate flooring; open plan with 2 radiators; access to loft hatch.

Bathroom

with vinyl flooring, part panelled walls, panelled bath with 'Mira Advance' shower over, low level WC., wash hand basin, double built-in airing cupboard with hot water cylinder and immersion fitted.

EXTERNAL

Rear: concreted courtyard with canopy over. Shed with plumbing for washing machine and space for tumble dryer

Front: separated off road parking for one car, tiered, terraced garden with uneven paved patio and grassed lawn area.

MATERIAL INFORMATION





Tom Parry

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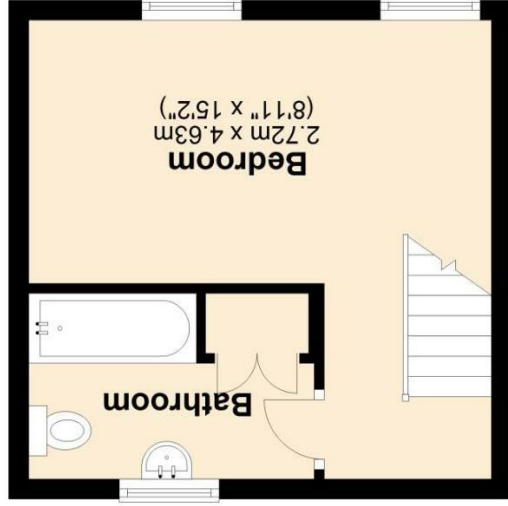
working ability.

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

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Ground Floor



First Floor

