



Tom Parry

1 London Road, Garndolbenmaen, LL51 9NZ

Asking price £155,000

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Tom Parry & Co are delighted to offer for sale this deceptively spacious three bedroomed end of terrace property in the picturesque rural village of Garndolbenmaen. This property offers a large living room with feature inglenook stove and a fantastic kitchen which opens to the back garden. To the first floor has three bedrooms and a lovely bathroom suite including a roll top bath and feature wash basin.

This property has undergone extensive renovations by the owner, including a new kitchen and bathroom, providing insulation to the external walls, the replacement of a defective flat roof covering and chimney repairs. Works are ongoing to complete the renovations, meaning that you have the opportunity to purchase a newly renovated property, that retains much of the original charm!

Early viewing is recommended.

Our Ref: C383

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Living Room

with feature stone inglenook housing log burning stove; wood effect laminate flooring; feature spotlights and modern electric radiator

Kitchen

with a range of modern and antique built in units with real wood worktops over; 'Belling' Range style oven and hob with extractor over; Belfast sink; washing machine; modern electric radiator and door to rear garden

FIRST FLOOR

Landing

with access to loft

Bedroom 1

with distant sea views from window and modern electric radiator

Bedroom 2

with views over garden and modern electric radiator

Bedroom 3

with exposed floorboards; built in cupboard and modern electric radiator

Bathroom

with roll top bath; feature basin set on antique stand; corner shower cubicle; high level WC and built in airing cupboard with hot water cylinder

EXTERNALLY

The property has a pavement side frontage. At the rear there is a storage shed with space and plumbing for a washing machine and then steps up to a long lawned garden, full of mature shrubs and trees.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

On road parking.





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01766 512505
tomparry.co.uk



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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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using Planip.

