

# Tom Parry



**22 Baptist Street, Penygroes, LL54 6NU**

**£100,000**

- Two bedrooms
- Part refurbished
- Detached garage at the rear
  - Private garden
- Three reception rooms
- uPVC double glazing and gas central heating



Tom Parry & Co are delighted to offer for sale this mid terraced property located on the popular Baptist Street in the village of Penygroes.

The property features three reception rooms and a kitchen to the ground floor and two bedrooms and a bathroom to the first floor. The property has been partially renovated, with many walls completely replastered. The plumbing has been installed for bathroom fittings to the first floor, though this has not been fully installed. The fact that this house has been partly refurbished interior gives you the opportunity to add your personal touch and make this house truly feel like home.

One of the standout features of this property is the detached garage, providing ample space for parking or additional storage. A lawned garden separates the house and the garage at the rear, perfect for enjoying some fresh air and allowing an ample area for children to play.

Our Ref: P1518

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with carpet laid over feature tessellated floor tiles and radiator

Front Sitting Room

with partially replastered walls; carpet flooring and radiator

Living Room

with partially replastered walls; fireplace opening; carpet flooring and radiator

Breakfast/Dining Room

with partially replastered walls; quarry tiled flooring and radiator

Kitchen

with replastered walls; wall mounted 'Worcester' boiler; door to rear garden and fitted 'Belfast' style sink

FIRST FLOOR

Landing

Bedroom 1

a light and airy room with two windows to the front; exposed floorboards; radiator and access to roof space

Bedroom 2

with fitted cupboard; window to the rear and radiator

Bathroom

with plumbing for WC, wash hand basin and bath or shower; fitted heated towel rail and replastered walls

EXTERNALLY

There is a small yard to the side of the kitchen with an outside WC in front of the back door.

The yard leads to a raised lawned garden, with a large garage with attached storage shed at the rear. The garage opens onto a service lane at the rear.

SERVICES

All mains services. Modern boiler and wiring completed in 2018.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band B

The fact that the bathroom has not been fully fitted may limit the availability of some mortgages to the property.

The property is in probate.



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 size. 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 Planity.



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.

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