



**Tom Parry**

6, Griffin Terrace, Penrhynedraeth, LL48 6LR

**£165,000**

## 6 Griffin Terrace, Penrhyndeudraeth, LL48 6LR

Tom Parry & Co are delighted to offer for sale this beautifully presented terraced house that exudes character and warmth. This delightful property boasts a spacious reception room, three cosy bedrooms, and a modern bathroom, offering a comfortable and inviting living space.

Built in 1912, this house has a rich history and unique architectural features that add to its appeal. With generous living accommodation, there is plenty of room for you to make this house your home.

One of the standout features of this property is the beautifully refurbished interior, which seamlessly blends traditional charm with contemporary style. The fully integrated kitchen is a chef's dream, perfect for preparing delicious meals to enjoy in the dining area. Outside, you'll find a detached garage providing convenient parking for one vehicle, ensuring you never have to worry about finding a spot. The raised decking area is ideal for al fresco dining or simply relaxing with a cup of tea on a sunny day.

Early viewing of this property is highly recommended.

**Our Ref: P1536**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Lounge/Diner

with a log burning stove set in inglenook fireplace with timber mantle; bay window to the front; slate flooring with underfloor heating; under stair cupboard and storage area

#### Rear Hallway

with generous under stair storage cupboard

#### Cloak Room

with low level WC; wash basin and tiled walls

#### Kitchen

with a range of modern high gloss wall and base units with worktop over; stainless steel sink and drainer; integrated electric oven; integrated microwave; integrated electric hob with extractor over; integrated fridge freezer; integrated slimline dishwasher; wall mounted "Glow Worm" boiler set in larder cupboard; integrated bin store and 'French' doors leading to patio area

### FIRST FLOOR

#### Landing

with rooflight and radiator

#### Bedroom 1

with built in wardrobes; wood flooring and radiator

#### Bedroom 2

with wood flooring; window overlooking garden and radiator

#### Bedroom 3

with wood flooring and radiator

#### Bathroom

with panelled 'P' shaped bath with shower over and glass screen; pedestal wash basin; low level WC; tiled walls and wood effect vinyl flooring

#### EXTERNALLY

The property is accessed via steps to a raised terraced patio area at the front of the house.

At the rear there is a slate patio accessed from the kitchen, which steps up to a timber decking area with glass balustrading. There is then gated access to the front of a detached garage.

#### SERVICES

All mains services

#### MATERIAL INFORMATION

Tenure: Freehold. Currently a main residence.

Council Tax: Band B





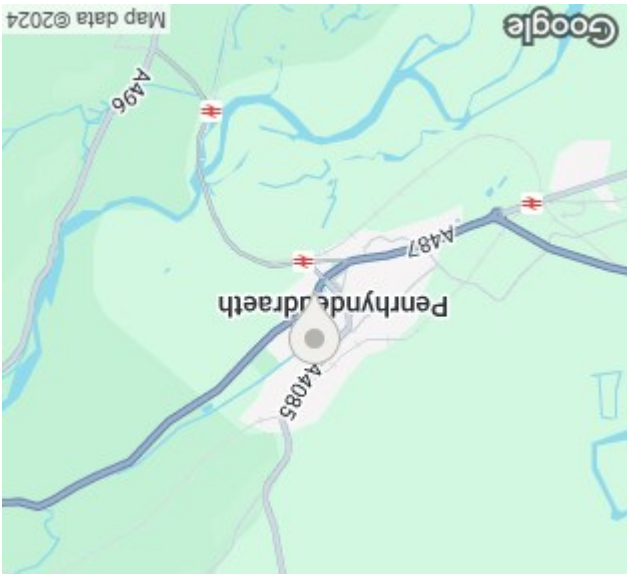


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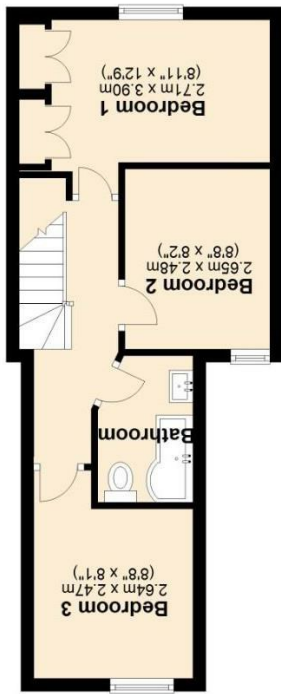
working ability.

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

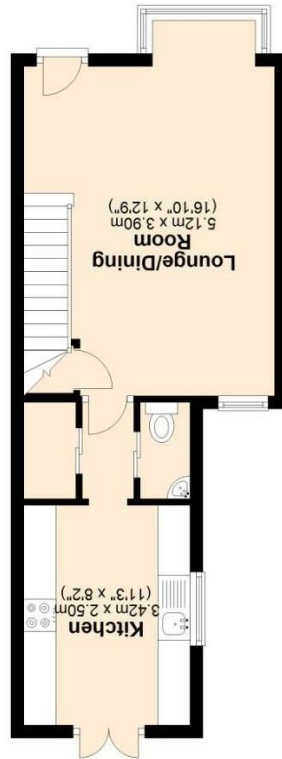
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	
		88 B	



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First Floor



Ground Floor