



**Tom Parry**

Glan Henwy, Golan, LL51 9YU

**£235,000**

## Glan Henwy , Golan, LL51 9YU

Tom Parry & Co are delighted to offer for sale this charming family home located in the sought-after rural area of Golan. This end terrace house, built in 1900, boasts character and history while offering modern comforts. As you step inside, you are greeted by a large spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. The property features three cosy bedrooms, ideal for a growing family or those in need of extra space.

The house has been refurbished to a high standard, ensuring a blend of traditional charm with contemporary finishes. The new windows not only enhance the property's energy efficiency but also flood the rooms with natural light, creating a warm and inviting atmosphere.

With generous living space, there is plenty of room to make this house your own. Additionally, the opportunity to purchase additional land over the road provides endless possibilities for expansion or outdoor activities.

Don't miss out on the chance to own this delightful property in Golan. Whether you're looking for a family home or a place with character and potential, this house ticks all the boxes. Contact us today to arrange a viewing and start envisioning your future in this lovely home.

**Our Ref: C392**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Porch

with storage area

#### Lounge/Diner

with log burning stove set in inglenook fireplace; dual aspect windows enjoying far reaching countryside views to the front; wood flooring and two radiators

#### Rear Hallway

with under stair storage cupboard; wood effect vinyl flooring; door to garden and radiator

#### Kitchen

with a range of modern 'Shaker' style kitchen wall and base units with worktop over; integrated dishwasher; integrated fridge freezer; tall larder storage cupboard; five ring burner range style oven with extractor over; one and a half bowl stainless steel sink and drainer; tiled floor and radiator

### FIRST FLOOR

#### Landing

with shelved airing cupboard and access to the loft

#### Bedroom 1

with two windows to the front enjoying fantastic countryside views; carpet and radiator

#### Bedroom 2

with window to rear overlooking garden; radiator and carpet

#### Bedroom 3

with carpet and radiator

#### Shower Room

with large shower cubicle; wash basin set in vanity unit; low level WC and heated towel rail

### EXTERNALLY

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

The terrace extends to the side of the property up to a spacious lawned garden. At the rear of the garden there is a detached storage shed/utility space with light and power connected as well as space and plumbing for a washing machine.

Across the road from the property is a workshop and a parcel of land that is also available for sale by separate negotiation. This parcel of land has planning permission for a two bedroomed bungalow and detached garage. Further details are available from the Agents.

### SERVICES

Mains electricity and water. LPG fired central heating system. Drainage to septic tank.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

Situated within the National Park







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.

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 the plan. Reproduced under license from William Morris Energy Assessments. All rights reserved.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E	39 E	
21-38	F		
1-20	G		

