

# Tom Parry



**Tan Y Ffordd , Garndolbenmaen, LL51 9RX**

**£190,000**

- Fantastic refurbishment opportunity
- Great outside space including gardens, a double garage and attached storage sheds
  - Two bedrooms
- Short walk from the centre of the village
  - Fantastic views to the rear





Tom Parry & Co are delighted to offer for sale this charming detached house in the picturesque village of Garndolbenmaen. This property is a fantastic renovation project waiting for the right owner to bring it back to its former glory. With two cosy bedrooms, this house offers the perfect opportunity to create a beautiful home in a tranquil setting.

Situated on a generous plot, this property comes with a large detached garage, providing ample space for parking or storage. The potential for this house is endless, whether you're looking to create a stunning family home or a peaceful retreat in the countryside.

Don't miss out on the chance to put your stamp on this lovely property in Garndolbenmaen. Embrace the opportunity to unleash your creativity and design the home of your dreams.

**Our Ref: C390**

**ACCOMMODATION**

All measurements are approximate

**GROUND FLOOR**

**Sun Room**

with glazed surround offering fantastic countryside and sea views and door to garden

**Living Room**

with a gas fire set in tiled surround; 'French' doors leading to patio; door to sunroom; feature exposed beams and carpet

**Shower Room**

with low level WC; accessible shower and wall mounted wash hand basin

**Kitchen/Diner**

with a range of fitted wall and base units with worktop over; space for freestanding oven; one and a half bowl stainless steel sink and drainer; space and plumbing for washing machine and space for dining table

**FIRST FLOOR**

**Landing**

with storage cupboards and access to loft

**Bedroom 1 (Rear)**

with far reaching countryside and sea views; built in cupboards and feature sloping ceilings with exposed beams

**Bedroom 2 (Front)**

with low level WC; panelled bath; pedestal wash basin and airing cupboard with hot water tank with immersion fitted

**EXTERNALLY**

The property is accessed to the rear with a private driveway leading to the front of a large detached double garage.

There is gated access to the garden at the front which has a patio area and garden laid to lawn with a range of mature shrubs and a fruit tree. The low stone walls allow a fantastic vista across the countryside and towards the sea.

There are also two large attached store rooms to the rear and side.

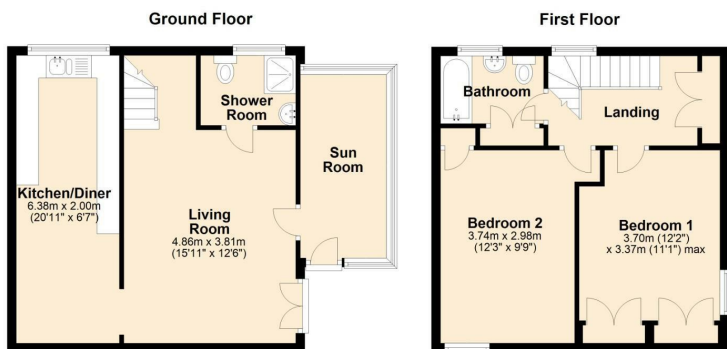
**SERVICES**

Mains water, electricity and drainage

**MATERIAL INFORMATION**

Tenure: Freehold. Previously used as permanent residence, property is in probate.

Council Tax: Band C



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 PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G	4 G	



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.



**Tom Parry**

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